

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

## 1. Name of Property

historic name: Deer Lodge Central Business District

other name/site number: 24PW0898

## 2. Location

street & number: The district is roughly bounded by Cottonwood Avenue to the north, Montana Avenue to the south, 2nd Street to the west and 4th Street to the east.  
not for publication: n/a

city/town: Deer Lodge

vicinity: n/a

state: Montana

code: MT

county: Powell

code: 077

zip code: 59722

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally.

Signature of certifying official/Title

Date

Montana State Historic Preservation Office

State or Federal agency or bureau

( ☐ See continuation sheet for additional comments.)

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting or other official

Date

State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby certify that this property is:

☐ entered in the National Register

☐ see continuation sheet

☐ determined eligible for the National Register

☐ see continuation sheet

☐ determined not eligible for the National Register

☐ see continuation sheet

☐ removed from the National Register

☐ see continuation sheet

☐ other (explain):

Signature of the Keeper

Date of Action

**Name of Property** Deer Lodge Central Business District

**County and State** Powell County, Montana

**5. Classification**

**Ownership of Property:** Private, public, local

**Category of Property:** District

**Number of contributing resources previously listed in the National Register:** 1

**Name of related multiple property listing:** n/a

**Number of Resources within Property**

Contributing	Noncontributing
<u>46</u>	<u>16</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>46</u>	<u>16</u> Total

**6. Function or Use**

**Historic Functions:**

COMMERCE/business, professional, financial institution, department store,  
hotel, restaurant, theatre, warehouse  
DOMESTIC/single-family dwelling, multi-family dwelling  
SOCIAL/lodge, meeting hall, museum  
GOVERNMENT/government office, post office, fire hall

**Current Functions:**

COMMERCE/business, professional, financial institution, department  
store, hotel, restaurant, theatre, warehouse  
DOMESTIC/single-family dwelling, multi-family dwelling  
SOCIAL/lodge, meeting hall  
GOVERNMENT/government office, post office, fire hall

**7. Description**

**Architectural Classification:**

Western Commercial  
No Style  
Late Victorian  
Early 20th Century Revivals

**Materials:**

foundation: Stone, concrete  
walls: Brick, stone, stucco, wood  
roof: Metal, composition  
other:

**Narrative Description**

(see Section 7 continuation sheet)

**Name of Property** Deer Lodge Central Business District

**County and State** Powell County, Montana

**8. Statement of Significance**

Applicable National Register Criteria:

☒ A. Property is associated with events that have made a significant Contribution to the broad patterns of our history.

☒ B. Property is associated with the lives of persons significant in our Past.

☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance:

Commerce, architecture, transportation, politics/government

Period(s) of Significance:

1863 -1956

Significant Dates: 1863, 1869, c. 1889, c. 1912, c. 1920

Significant Person (s): Nick Beilenberg, Edward L. Bonner, William A. Clark, William Coleman, Frank Conley, Johnny Grant, Jens Hansen Sr., Conrad Kohrs, Samuel E. Larabie, Thomas McTague, James H. Mills, Armistead H. Mitchell, Leopold F. Schmidt, Granville Stuart, Peter Valiton, Jacob VanGundy

Criteria Considerations (Exceptions): n/a

Significant Person(s): n/a

Architect/Builder:

Michael J. Beezer, H.F. Beinke, Conley & McTague, Link & Haire, Herman Kemna, Arnold & Van Hausen

Cultural Affiliation: n/a

**Narrative Statement of Significance**

(see Section 8 continuation sheet)

Name of Property Deer Lodge Central Business District

County and State Powell County, Montana

9. Major Bibliographic References

(See Section 9 continuation sheet)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data:

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Specify Repository:

10. Geographical Data

Acreage of Property: 13 acres

UTM References:	Zone	Easting	Northing
A.	12T	T0366566	5139756
B.	12T	0366787	5139732
C.	12T	0366561	5139530
D.	12T	0366786	5139509
E.	12T	0366602	5139507
F.	12T	0366747	5139487
G.	12T	0366595	5139408
H.	12T	0366720	5139394

Legal Location (Township, Range & Section(s)): T7N R9W, S. & T8N R9W S.

Verbal Boundary Description

(See Section 10 continuation sheet)

Boundary Justification

(See Section 10 continuation sheet)

11. Form Prepared By

name/title: Dagny Krigbaum, consultant	date: November 2006
organization: Historical Discoveries	telephone: 406/549-8972
street & number: 713 S. 5th W.	zip code: 59801
city or town: Missoula	state: MT

Property Owner

name/title: Multiple property owners (see Section 7 property owner list)	telephone:
street & number:	zip code:
city or town:	state:

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 1

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## ARCHITECTURAL DESCRIPTION

The Deer Lodge Central Business District lies within the platted area of the Deer Lodge Town Site, in the city of Deer Lodge, Montana. The city is located in the southern portion of Powell County, with Deer Lodge serving as the county seat. The city lies at an elevation of 4,500 feet along the valley floor, with the Flint Creek Range to the west, and the Elkhorn Mountains to the east. The Deer Lodge Valley runs approximately 60 miles in length, varies from about five to ten miles wide, and spreads out from the valley floor to rolling foothills and mountainous peaks that include the valley's sentinel, Mount Powell.

The district is bound by geographical features that include the Clark Fork River to the west and Cottonwood Creek to the north, and can be accessed from an arterial of Interstate 90. It is immediately surrounded by residential, industrial, and commercial areas, with private agricultural property and public lands encompassing the general area. A non-contiguous commercial area of Deer Lodge lies to the northeast of the district, along Interstate 90, and serves as one of two main entries to the downtown from the interstate. The district's boundaries are generally defined by Cottonwood Avenue to the north and Montana Avenue to the south, and by 2nd Street to the west, and 4th Street to the east. The main focus of the district includes three blocks of commercial storefronts facing Main Street, which continue as they did historically, to serve as the core of the downtown business district.

The city blocks are unique in that they do not appear to have been subdivided into lots of equal size. This is evidenced by the legal descriptions as well as by the various sized lots that appear as early as 1884. According to the city's development addition in 1914, Deer Lodge is platted on a north/south grid, with the north/south running streets set at 100 feet wide and the avenues, which are east/west running arterials, set at 80 feet wide. The alleys are 40 feet wide (Silver State Special Edition, 1914).

The district is made up of 4 full, and 2 partial blocks that contain 59 main buildings and 3 auxiliary buildings. Forty-six of the sixty-two buildings are contributing elements in the district. A majority of the buildings are commercial businesses along Main Street, the main downtown thoroughfare and the historic route of the Yellowstone Trail. The Yellowstone Trail is the first transcontinental highway across the northern tier of the United States. Main Street runs north/south between 2nd and 4th streets, and a majority of the residential buildings are located behind the Main Street businesses, facing the numbered streets. Several of the commercial buildings were constructed prior to 1884, but a majority were erected between the late 1880s and 1912, after a fire destroyed a block of buildings. A large number of these buildings have retained a majority of their physical features that illustrate their original design and style, to include original window and door placements, intact second story facades that include pediments and cornices, and decorative brickwork.

The historic period of significance established for the Central Business District is from 1863 to 1956 and includes the earliest township survey in 1863 by J. Withrow; the first General Land Office survey in 1868 and the platting of the original Deer Lodge Town Site plat filed on August 6th, 1869; and the building booms of the late 1800s, circa 1912 and the early 1920s. The period of significance ends with 1956, a date chosen arbitrarily as the end of the historic period based on National Register guidelines that require that "generally properties must be fifty years of age or more to be considered historic places."

## *THE CITY'S ECONOMIC GROWTH*

In the 1860s and 1870s Deer Lodge was considered a retail trade, financial and educational center of Western Montana. The economy was spurred by the proximity of the city to mining and timber communities, and by the expansive agricultural and stock ranches that helped supply food to those communities. From the valley's need for goods and services, large commercial buildings sprang up in downtown Deer Lodge that included the E.L. Bonner, Coleman-Lansing and the Kleinschmidt blocks.

Deer Lodge had a steady stream of people that arrived during the 1860s and early 70s, many of which had traveled the Overland Trails. Many stayed only for a short time to find temporary work or replenish supplies, while others stayed and settled the valley.

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 2

Many arrived with the gold rush and were in pursuit of financial success through mining or by creating businesses catering to miners. The rush was associated in part with the strife caused by the Civil War, as thousands headed west in search of a better life. At an early date, Deer Lodge offered a variety of services that included a room at the landmark *Scott House*, restaurants serving ethnic foods, mercantiles, and livery stables. Businesses advertising in the newspaper in 1869 included grocery stores; harness and saddle shops; barbers; civil engineers; galleries (photographers); blacksmiths; breweries; attorneys; furniture and drug stores; boarding houses; a hospital and surgeons, and even a bowling alley, which had been erected that year by the Johnny Stuart, Mills and Lonsberry firm (Courchene, 1989:288). Although Deer Lodge had begun to grow and prosper throughout the 1860s, it felt the effects of a depression in the 1870s. Granville Stuart remarked that the area had experienced a loss of leading citizens who had headed back for the states or on to new gold discoveries. However, the 1870s also brought with it successful movements in the city that included the construction of the Territorial Prison in 1870 and the Montana Collegiate Institute in 1878. The prison was the first Territorial Prison in the Western United States and the college was the territory's first institution of higher education.

Although many Deer Lodge residents prospered into the 1880s, a lull in the economy was visible again around 1884. Prominent businessmen advertised bankruptcy sales, several downtown storefronts were vacant, and there was a lack of population growth. The Deer Lodge skating rink also closed around this time and the structure was sold at a Sheriff's Sale (Courchene, 1989:128). The Sanborn Fire Insurance Maps report no growth in the city's population from 1884 through 1888, with a steady number of 1200 residents. By 1890 the population had jumped to 2000 and the construction of commercial blocks in the downtown area reflect this increase. The city and surrounding area split from Deer Lodge County, and by 1902 the city of Deer Lodge had become the seat of Powell County. The population hovered around 2000 as late as 1908 and jumped to 3500 by 1912. Again, the increase in population is reflected in the construction of new commercial blocks and a residential building boom around that time. Construction of the Milwaukee Railroad Shops in 1909-1910 was a spur for development, bringing in hundreds of jobs. New construction appears to have been an incentive for creating commercial building addresses, and for naming streets and avenues that were previously mapped by letters and numbers (Sanborn Map Co., 1908, 1912).

By 1912 the downtown was in a new phase of development, with landmark buildings and institutions being constructed that included the Hotel Deer Lodge, a new post office, the Montana Business Block and plans for the construction of the Larabie Brothers Bank (The Silver State, Jan 3, 1912:1). Things were changing around the valley as well, with large areas of private rangelands being subdivided and coming under cultivation. There was a great push to promote the valley's agricultural production rather than stock grazing, and prominent businessmen pushed for ranchers to subdivide vast areas of land in order to support a greater population through agricultural development. In 1913 the city contracted Naper and Persson of Lewistown to construct a grain elevator and feed mill to support these developments. The elevator became known as the Deer Lodge Farmers Elevator, directed by Frank Conley, Fred Chapman, E.K. Foltz, Conrad Kohrs and W. C. Spottswood, all of Deer Lodge (The Silver State, July 3, 1913:1).

Like other central and western Montana towns, Deer Lodge generally prospered during the years from around 1909 through 1913. It was a time of population growth, and this growth spurred new development. The population increase in part had to do with national immigration trends. Between 1900 and 1914 more than thirteen million Europeans immigrated to the U.S., and it is said to have been the largest voluntary migration in history. Closer to home, trends in Montana also directly affected population and growth, to include the Homestead Act of 1909, which authorized settlers to claim 320 acres of non-irrigatable and non-mineral land. To claim that land, a residency of five years and production of anything other than native grasses on the land was required. To this end, Deer Lodge became a great promoter of their fertile soil for "dry farming." Other influences for this period of growth include the creation of the Anaconda Mining Company in 1910, a dominant economic force in Montana that was formed from the Amalgamated Copper Company.

The increase in commercial building construction and general prosperity around the early part of the twentieth century is also reflected in the arts, and by the cultural events held in Deer Lodge at that time. The Orpheum Theatre hosted various live theatrical and musical events, to include the famous Scandinavian violinist Christian Hansen in February of 1912, and a month later, the 65 member St. Paul Symphony Orchestra (The Silver State, March 20, 1912). This same year Deer Lodge planned its first County Fair. Humanitarian efforts also reflected general prosperity, as the community united to raise money in 1913 for the flood victims of Indiana, Ohio,

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 3

---

through massive fundraisers and business donations (The Silver State April 3, 1913). In 1913 The Silver State newspaper reported that Deer Lodge enjoyed a period of business revival, "although not booming."

The United States entry into World War I put a damper on some new construction, especially at a time when Deer Lodge was growing. This is reflected in a lull in commercial construction around 1914, and with construction starting up again around 1919 and continuing into the 1920s. Downtown construction after the war was often civic oriented, and included the erection of City Hall and the Masons building, both constructed in 1919.

The arts continued to have a strong influence in Deer Lodge over time, with the owner and operator of the circa 1910 Orpheum Theatre constructing the grand Beaux-Arts style Rialto Theatre in 1921. Deer Lodge had grown by 500 people in nine years, boosting the population to around 4000 in 1929. The population increase declined by about the same number, down to around 3500 from 1929 to 1944 (Sanborn Map Co., 1929, 1944). Drought added to the drop in agricultural income during the Great Depression, and although WWI created an economic upswing in the early 1940s, smaller cities like Deer Lodge lost their populations to larger cities that offered a variety of jobs.

The ups and downs of the Deer Lodge economy has always been heavily influenced by local trends that include the extraction of raw materials. Generally speaking, the 1960s and 1970s were again prosperous for the Deer Lodge area due to its association with mining and timber economies. The economy then went into a lull in recent years due in part to a series of serious economic changes related mostly to the extraction of raw materials. These economic changes include: The 1980 announcement by the Anaconda Company that it was closing its Montana operations; the bankruptcy of the Milwaukee Railroad the next year; and the operations at the Berkeley Pit in Butte ceasing the next year. The mid-1980s, however, brought with it a short lived increase in mining, as some underground mining resumed in Butte and some of the technologically advanced gold mining reopened in Montana.

In the late 1980s, Burlington Northern sold a major portion of its track to Montana Rail Link (1987) and a Free-Trade Agreement was initiated (1988) which affected Deer Lodge and the larger Montana economy. Agricultural profitability slumped in the 1980s. A current economic boost is apparent in downtown Deer Lodge, as evidenced in part by the many previously vacant downtown buildings that are now occupied, and by the diversity of commercial functions the buildings serve. The boost is also evident by the increase in real estate prices and by the residential resort development being constructed just north of the downtown district. The tourism brought in by the preservation of the historic Territorial Prison, the Kohrs Ranch and additional museums, as well as by the promotion of hunting, fishing and other local recreational opportunities, has greatly contributed to the prosperity of Deer Lodge.

## ***DOWNTOWN BLOCK DEVELOPMENT FROM 1884 TO 1944***

The following information presents an overview of how the Deer Lodge Central Commercial District developed physically, block by block, from 1884 to 1944. A majority of the information has been taken from the Sanborn Company Fire Insurance Maps for Deer Lodge, with additional information taken from the individual property forms that accompany this district's nomination. The evolution of the city block is discussed as either pertaining to the east or west half of a block, separated by the alley that runs down the middle, and the blocks are described from north to south, beginning with the 300 blocks and going south, to the 500 blocks. Two block numbers are provided, the smaller number being that of the legal location appearing in the Powell County records, and the larger being the number documented by the Sanborn Company. Current addresses are utilized for a majority of the historical properties discussed below that are still located in the district.

### ***Block 261 (10)***

Block 261 includes the west side of the 300 Block of Main Street and the east side of the 300 block of 2nd Street. A majority of the buildings that are standing today are commercial and were constructed around 1911. In its earliest years, the block displayed a mix of commercial buildings facing Main Street and stock industry buildings facing 2nd Street. The stock buildings have been removed and

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places

## Continuation Sheet

Section number 7

Page 4

---

the north end of the west half of this block has remained relatively vacant for more than 80 years. The south end of the west half of the block houses three commercial buildings that face Missouri Avenue. The oldest of these three is the old firehouse that was constructed between 1884 and 1888, located at 209 Missouri Avenue.

In 1884, the west half of the block housed large corrals and stalls, and a single-story dwelling associated with the stock operation was located in the middle of the block facing 2nd Street. One of the stables in this complex was 1½ stories with a living space above. A blacksmith shop was located at the southeast end of the block facing Missouri Avenue, and appears to have also been associated with the stock operation, as the lots were not divided. Little changed by 1894, with large corrals, hog yards and stables still dominating. A majority of the corrals and stables remained in 1912 but were removed sometime between 1912 and 1929. By 1888 the single-story dwelling may have been reconstructed or its use changed, as it was no longer recorded as a dwelling. The blacksmith shop at the southeast end was also removed and the city firehouse was constructed just west of where the blacksmith shop was located. The firehouse was one of the few buildings that was veneered at this time, as most were still log or wood-frame. Two large buildings were constructed along the southern end of the block on either side of the firehouse between 1908 and 1912. These buildings include a single-story brick veneered building that housed building materials at 211 Missouri Avenue, and a two-story hotel located at 201 Missouri Avenue. This row of buildings remain in the district today.

In 1884 the east half of the 300 block facing Main Street was essentially commercial, with perhaps some buildings also serving as residential space. The Scott House, a downtown landmark that was constructed around 1860, was located toward the northern end of the block, with four saloons, a tailor, a restaurant and a corner grocery store filling in the rest of the block. A large livery feed building was located in the middle of the block facing Main Street, and may have been associated with the stock operation directly behind it, which it could easily access. Two of the buildings facing Main Street were vacant in 1884.

Little changed commercially by 1888 other than the Salvation Army moved in between 1884 and 1888, but by 1890 The Salvation Army either moved or left town, and the space was filled with a saloon. Commerce thrived in 1894 with a Dance Hall going into the old Salvation Army building and a telegraph office going in at the south end of the block. Saloons remained plentiful. By 1908, a majority of the Main Street business buildings on this block were vacant, and the old Salvation Army building that had seen many businesses come and go had been removed. The corner grocery store became hay storage, and the only business appearing to have some long-term stability was the Scott House. Even the large livery stable that had been there for more than 20 years was now vacant, but between 1908 and 1912 the east half of this business block recovered.

By 1912 the Scott House appears to have been on its way out, as the Sanborn maps no longer labels it by name. At the time, the hotel housed a Japanese restaurant. This half of the block was being transformed, with the building located at 320 Main going up; the Post Office going in at the middle of the block (currently located at 314-316 Main St.); and the Hotel Deer Lodge located at 322-328 Main going in at the south end of the block. The buildings along the northern end of the block were removed, which included at least 7 small buildings either facing Main, Cottonwood or the alley, most of them log structures. Many years after the removal of the small structures, the City Hall building (300 Main St.) was constructed on this end of the block, and a gas station went in next to it. The gas station was removed sometime after 1944 and a new structure was built there in 1976 (308-310 Main St.).

### ***Block 262 (11)***

Across the street and to the east of Block 261 are the odd numbers of the 300 block of Main Street, and home to some of the earliest constructed commercial buildings in the district. With the exception of one building constructed in 1937, the row of buildings that face Main Street were constructed in the 1870s and 1880s.

The earliest commercial buildings housed a hardware and crockery store (301 Main St.); a general merchandise store, a drug store, and later a post office (325 Main St.); and two buildings whose early occupants are unknown (311-319 Main St.). All of these buildings were constructed prior to 1884, with the E.L. Bonner store (329 Main St.) constructed in 1879. Little changed on this side of the block through 1890, but commercial businesses along Main appear to have carried a larger variety of goods that included stoves, furniture,



United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places

## Continuation Sheet

Section number 7

Page 5

---

stationary, and confectionary. In 1908 this block had not experienced the loss of businesses or the vacant storefronts that block 261 did across the street. The Post Office moved once again to the south end of the block by 1908 and in 1909, a second story addition was added to the E.L. Boner & Company grocery building (329 Main St.).

The setting of the Main Street commercial strip remained nearly the same between 1929 and 1944, with only one new building being added to the block at 303 Main Street. This building was constructed in 1937, after a saloon and a single-story log structure were removed. In 1944, the new building housed a blacksmith shop and a machine shop with a living space on the north end. It was occupied by the Ford Tractor business in 1948.

In 1884, the east half of the block was made up of several residential dwellings, with some buildings having a mix of residential and commercial use. At the north end of the block, one building served as a dwelling with an attached office space, and one served as a dwelling, carpenter shop and Odd Fellows Hall. These two buildings remain on the block, with the old office/residence located at 300 4th Street, and the Odd Fellows Hall at 304 Cottonwood. A corner grocer was on the southwest corner in 1884, with several dwellings located in between the businesses at either end. By 1894 the dwellings became more commercial, with insurance and various offices going into the dwellings and the corner grocery store added a large addition to the east end that served as a warehouse. By 1908 additional buildings were constructed on the south end facing Missouri Avenue, all appearing to be associated with the E.L. Bonner Company.

Few changes occurred between 1908 and 1944 other than specific building use. The Bonner building complex on the south end became associated with a creamery sometime between 1929-1944, and the grocery warehouses were utilized for flour and grain storage and as a warehouse for the water company.

### ***Block 311 (19)***

In 1884 this 400 block of Main Street was busy with room rentals out of the landmark McBurney House, a building constructed on approximately one-third of the south end of the block. The rest of the block was packed with buildings that included a barber, carpenter, paint shop, grocery store, butcher, wagon shop, a meeting hall, saloons, a restaurant, a liquor store and a beer bottling company, all located to the north of the McBurney House. A majority of the business buildings along Main Street remained into 1894, but the businesses were much less diversified. A majority of the buildings were occupied by saloons from 1908 to 1912. The block as a whole saw many changes between 1912 and 1929, with the removal of the McBurney House; the construction of Deer Lodge Bank & Trust (430 Main St.) and the Rialto Theatre (418 Main St.); and some of the old saloon buildings housed new businesses that included a tailor, a jewelry store and restaurants.

In 1884 the west half of the block facing 2nd Street was essentially residential, housing several Chinese dwellings. Chinese owned businesses were located at the south end, facing Milwaukee Avenue, and a row of small dwellings were located at the north end, facing Missouri Avenue. This row of dwellings served as a female boarding house. Chinese dwellings and corrals spotted 2nd Street and lined the alley as well, and a majority of these buildings were log. In 1884, a foundation was poured on the southwest end of the block for what would become a dwelling located at 201 Milwaukee, but it has since been removed. This half of the block as a whole, changed little up to 1890, but two of the female boarding house structures were removed by 1894 and two others remained vacant. Only the one located along the alley was occupied, and it was listed as an insurance office. Many of the buildings along the alley were removed by 1894 as well. In 1908, the remaining female boarding house buildings remained vacant, while the largest dwelling associated with the boarding house (located along the alley) appears to have become a single-family residence.

By 1912, the west half of the block revamped, eliminating the corrals and hog pens and housing a near equal mix of residential and commercial buildings. The Chinese stores facing Milwaukee Avenue remained, and residences took up the middle of the block. New to the block by 1912 was a large single-story commercial building (200-212 Missouri Ave.) located where the female boarding house was. Several commercial businesses went into the new building, which included a bakery, a plumber, a garage and a confectionary. By

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 6

---

1929 large additions were added to the rear of the building, turning it into a 45-car garage and auto supply store. The bakery continued to operate out of this building on the northwest corner.

The Chinese-run businesses facing Milwaukee either closed or moved, and the buildings were removed sometime between 1912 and 1929. Several of the original log structures located in the middle of the block remained in 1929. The south end of the block continued to change, with several auto camp cabins constructed prior to 1929. These were later removed, as were all of the buildings on this half of the block other than the commercial building located at 201-212 Missouri Avenue. Nearly two-thirds of this side of the block remains vacant.

## ***Block 312 (18)***

As early as 1884, the west half of this 400 block facing Main had three vacant storefront buildings, but housed a grocery and dry goods building at the south end, and a theatre, a restaurant with lodging above, a bank, a hardware store, and a shop for making coffins along the alley. A large single-story building located on the north end of the block housed the New Northwest newspaper.

By 1888 a couple of large buildings were constructed along Main Street that included a two-story public meeting hall that housed a butcher, a drug store and a hardware store (417 Main St.). Several outbuildings had also been erected along the alley by this time. The Main Street businesses on this block remained similar into 1894, but the block still had a couple of vacant storefronts. One of the vacant buildings is the two-story portion of the business currently located at 417 Main. A couple of Main Street storefronts were vacant in 1908, but much of the building use remained the same.

The residential east side of the block had three single-story dwellings, all located on the north half, with the southern end of the block vacant in 1884. This side remained strictly residential in 1888, but two of the buildings were replaced, one with the two-story brick veneered residence currently located at 314 Missouri Avenue. The southern end of the block was developed commercially by 1894. A residential/commercial mix property went in along the alley and a photo gallery went in at the corner of 4th and Milwaukee. In addition, a large dwelling where 410-412 4th Street is currently located, went up between 1888 and 1890. No major new construction on the east half of the block took place through 1912, other than a large single-story dry goods store replacing the old photo gallery building on the corner of 4th and Milwaukee. By 1929 the dry goods store became the *Grace Hotel*. The north end of the block facing Missouri Avenue also turned commercial sometime between 1912 and 1929, with one of the dwellings utilized as a beauty shop (308 Missouri) and a print shop being constructed (312 Missouri) on the lot associated with the 314 Missouri Avenue residence. That building houses the Silver State Post newspaper today (312 Missouri).

From 1929-1944, the west half of the block facing Main Street housed the same buildings with similar commercial use, as did the eastern half of the block, which housed a good mix of commercial buildings on the north and south ends, with residential buildings in between. Only the building that was located at 410-412 4th Street was torn down or replaced sometime between 1929 and 1944. That dwelling had served as a duplex and was replaced with the duplex that is located on that same lot today.

## ***Block 361 (24) (east half only)***

The 500 block of Main Street is where the downtown commercial use began to change in 1884. Businesses became fewer, more spread out, and some became more industrial in nature. Continuing south, the blocks housed more residential than commercial buildings along Main Street. In 1884, the east side of the block facing Main was home to the brewery at the north end, the Deer Lodge skating rink at the south end, and the city hotel, a two-story building located in the center of the block. The west half of the block was entirely vacant other than a couple of small single-story buildings on the northeast end, near the alley. One of these small buildings was veneered and served as the beer-bottling house for the brewery.

This block is interesting in that a tributary of Cottonwood Creek ran through the north end, with a bridge in the alley to cross the creek. The creek was not shown in 1884, but was mapped in 1888 and 1890, and had been planked over by 1894. The "creek" was likely more of a small ditch, believed to have been constructed for the planting of the Cottonwood trees in the downtown area in 1887.

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 7

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Cottonwood Creek was dammed, and the water was sent through a ditch in order to irrigate the trees while young. It is presumed that after the trees were well established, the irrigation was no longer needed and the ditch was planked over. According to the Deer Lodge Historic Preservation Commission, the creek bed remains under the 500 block buildings, and water is pumped out 24 hours a day.

The ice rink at the south end of the block was gone by 1888 and was replaced by a 1-½ story warehouse. The brewery became partially vacant, but housed sleeping rooms. Several small outbuildings or dwellings, mostly made of log, were constructed around this time and were located behind the businesses along the alley. The area remained the same into 1890 with the large warehouse at the south end labeled "A. Kleinschmidt Warehouse." It was also noted that the warehouse was "not painted" and "cheap," an uncommon observation made by the Sanborn Company, who apparently considered it a liability. The brewery had turned into a warehouse and had partially burned by 1894, and by 1908 the Kleinschmidt warehouse and a grain and storage building in the middle of the block had become vacant. Between 1908 and 1912 several changes occurred: a large dance hall was constructed just to the north of the Kleinschmidts warehouse; the city hotel added a bar and a tailor and constructed additions to the hotel building; the old grain storage that was vacant became a photography studio; and the old brewery was removed to make room for the U.S. National Bank that stands there today (500 Main St.).

Between 1912 and 1929 the following buildings were constructed along Main Street: a paint and wallpaper store (210 Milwaukee Ave.) behind the U.S. National Bank; the old Milwaukee Meat Market went in just to the south of the bank (502 Main St.); a building that became Hartley's Photo Studio (504 Main St.); and a single-story tire and battery store building. The building in the middle of the block that was the old grain building, and later a photo shop in 1912, had become dilapidated by 1929 and was torn down. The City Hotel also came down between 1912 and 1929 and the dance hall became an auto storage. Sometime between 1929 and 1944 the old dance hall/auto storage building was removed, leaving a large portion of the block vacant. This vacant area became the home of the current Post Office in 1937 (516 Main St.). Sometime between 1912 and 1929 a gas station went in at the south end of the block where a contemporary gas station is located today.

## ***Block 362 (25) (west half only)***

In 1884 the west half of the 500 block housed the Masonic Hall and the Kentucky Stable at the north end, and a few dwellings scattered along the south end. The block marks the end of the thriving downtown commercial district, as a majority of the buildings on this block served as residential dwellings. Cottonwood Tributary ran through the northern third of this block from 1888 to as late as 1894, and the ditch appears to have served as a border between the commercial buildings on the north, and residential buildings on the south end of the block.

By 1888 the Kentucky Stable became the Ward Lodge and Company Livery, and a few dwellings also began to fill in the block along the south end. The setting remained nearly the same from 1890 to 1908, but by 1912 several dwellings were removed and commercial buildings went up in their place. The new buildings include the current 515 Main that housed a candy store and tailor, the Orpheum Theatre at 517 Main, and a small harness shop building at 519 Main that has since been removed. One of the dwellings toward the south end of the block was added onto, and became a butcher shop.

Between 1912 and 1929 the livery had become a grocery store that was housed in a newly constructed building (505 Main St.). In 1919 the Masons had constructed an entirely new, three-story building (501-503 Main St.), and this building offered several commercial spaces facing Milwaukee Avenue and Main Street. The building at 507 Main Street was also constructed around this time period, and at the south end, the Colbert Oil gas station (529-539 Main St.) was constructed around 1922. The two lots that now house 511 and 513 Main Street remained relatively vacant over time, with the 513 building being constructed in the early 1950s and the 511 building constructed in 1969.

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 8

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## ***ARCHITECTURAL DEVELOPMENT***

A majority of the downtown buildings fall into an architectural category of "Western Commercial." The buildings display a mix of styles, rather than elements of a particular style, and are typically one to two stories with a flat roof sloping to the rear. Centered and recessed front entries and large plate glass windows are common, with double-hung windows typically applied to the upper levels. Decorative parapets and cornices often accent the roofline. Some buildings are an eclectic mix of revival styles, with elements added over time that could include a second story with decorative brickwork, ornate cornices, pilasters, or second-story arched windows. A majority of the buildings are brick or brick veneer.

The downtown also exhibits an earlier form of western commercial style, and this is a wood-frame or brick building with a gabled roof and a tall, false front. This style is often associated with some of the earliest architectural developments of the western frontier. A majority of the building foundations, regardless of the year constructed, are not highly visible and some may be lacking a solid foundation. However, it is more likely that those that are not visible are made of stone, and were either constructed at ground level, or have been covered over. One example of this is the Kleinschmidt Block, in which the foundation is not visible except where the wall has deteriorated, revealing a stone foundation lying at ground level. Foundations that are visible are often made of stone for the earliest constructed buildings, and made of cement for those constructed around the turn of the twentieth century and later.

There are several prominent landmarks in the central business district, both architecturally speaking and because of their association with people important to the development of Deer Lodge and Western Montana. These landmarks include: the Larabie Brothers Bank, financing many of the downtown building developments; the Coleman-Lansing Block, one of the earliest mercantiles supporting the influx of people associated with the construction of the Northern Pacific Railroad; The Kleinschmidt mercantile; the Mitchell Block; and the Rialto Theater. All are strong visual anchors to the downtown and their importance in serving as architectural landmarks is discussed below.

In addition to commercial structures the downtown district encompasses eight residential buildings, a majority of which face 4th Street. Historically, this mixed residential and commercial area along 4th essentially marked the boundary between a large, cohesive residential area to the east, and the downtown commercial district to the west. A majority of the district's residential buildings reflect simple National Folk styles that dominated neighborhoods throughout the United States from the 1850s well into the twentieth century. The buildings display popular local trends in design, the use of materials and decorative features.

### **Early Western Commercial**

Erected by traders, trappers and gold seekers, the first buildings along Main Street were constructed of log or were wood-frame with false fronts, and displayed little if any, architectural detailing. A majority of the residential dwellings and outbuildings that were interspersed between commercial buildings on Main Street were log. Few probably had foundations and if so, were likely constructed of locally gathered, native stone. Many of these early wood structures were torn down or destroyed by fire. A fire in 1872 alone destroyed more than 20 of the earliest constructed commercial buildings along Main Street. The late 1800s brought about a new era of development, and the prevalence of fires in particular, brought about the popularity of building with brick over wood.

Downtown Deer Lodge is home to several buildings that reflect the earliest type of Western Commercial style of architecture, all constructed sometime prior to 1884. Most are single-story, wood-frame or brick, with a tall, false-front covering a gabled roof extending behind it. Some of these buildings (i.e. 408 Main Street) are free standing. This is in contrast to a majority of the buildings, which share adjoining walls.

The free standing 408 Main Street building was constructed sometime between 1884 and 1888 and served as saloon for many years. It is a single-story, gabled building with a tall, false front. It is covered in stucco and log exterior along the street-facing façade. Like a

United States Department of the Interior  
National Park Service

DRAFT

# National Register of Historic Places Continuation Sheet

Section number 7

Page 9

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majority of the early Western Commercial buildings, it is unadorned and houses a centered, recessed entry and plate glass windows on either side that angle in toward the door.

Another example of an early Western Commercial building is the old firehouse for the city of Deer Lodge, constructed sometime between 1884 and 1888. The building is located at 209 Missouri Avenue and was utilized as the city's fire station from the time of its construction up until sometime around 1919, when the new City Hall (and firehouse) was constructed. An undertaker then utilized the old firehouse as early as 1929 and as late as 1944. The building is wood-frame, with brick veneer that is now covered in horizontal wood cladding. It is a single-story gabled building with a false front and a cement foundation. The building houses a narrow, centered entry door that is recessed, with storefront windows on either side and windows angling in toward the entry. The windows are wood-frame with the one on the left accented with a wood panel above, and the other being replaced with a two-pane window approximately half the size of the original. The only architectural detailing is located along the false front, in which a wood cornice displays wooden brackets, placed in sets of two.

An excellent example of an early Western Commercial building that is two-stories is located at 304 Cottonwood. Although the building has been remodeled, it is the only building example of this early Western Commercial style that exhibits a porch and balcony. The building has a gabled roof and a false front extending well above the roofline. The false front is accented with small, scrolled brackets. The west half is the original or earliest constructed part of the structure, with a smaller, two-story addition added on the east end. The building has a full-length, concrete front porch with a matching balcony above, and both have turned columns and balustrade. A large wood-frame entry door with a 12-pane window on either side is located on the right side of the ground floor, and a second entry and a fixed pane window are located on the left side of the ground floor. The second level facade displays a ribbon of three 1/1 double-hung windows and three four-pane windows. The exterior is covered in horizontal wood cladding.

The main portion of the 304 Cottonwood building was constructed prior to 1884 with the additions added soon after. The original portion is made up of the west half, visible by the tall false front. This portion served as a carpenters shop and dwelling as early as 1884. As early as 1888 single-story additions were added to the east end and the rear of the building. It continued to be utilized as a carpenters shop with the Independent Order of Odd Fellows Hall utilizing the second level. The original portion was later utilized as a saloon on the second level (c. 1912), but was still likely associated with the I.O.O.F. The east end addition served as a work shop. The saloon portion, and presumably the I.O.O.F Hall was vacant in 1929, and by 1944 it was used as a cold storage facility. This building also housed the Wells Fargo office at one time and was donated for use as a museum in 1975. The museum operated out of the building until 1987. According to Steve Owens, many prominent residents of Deer Lodge were members of the early I.O.O.F, which included William Coleman, A.H. Mitchell, J.E. Van Gundy and Charles Liebenberg. As early as 1883 the I.O.O.F had 45 members.

## Western Commercial with Victorian, Neoclassical and Romanesque Influences

The mining boom played itself out early in Deer Lodge history, but the late 1800s brought with it the railroad and other economic forces conducive to a strong economy. Whereas the earliest commercial and residential structures were laymen designs, many of the buildings constructed around the late 1800s and early 1900s were designed by architects that were professionally trained in specific building types. With the economic boost came more decorative buildings with Victorian (c. 1870s and on), and Romanesque (c.1880s and on) influences. Fire-resistant materials like brick and metal were consistently replacing timber. The brick was often produced locally, and laid in patterns along the building façades for ornamentation.

The Victorian influences of pilasters, pediments and pressed metal facades were used to enliven the flat surfaces and give the buildings a look of elegance, often providing a dramatic visual effect. Several rooflines and pediments reveal the financial hand behind the building's construction, creating a sense of permanence. The Neoclassical and the Romanesque features help portray a building that is stately, through the heaviness and solidity of its masonry features that include heavy pilasters, arches, and windows of various shapes and sizes. Most of the roofs of these western commercial buildings are flat and sloped toward the rear, and many are decorated with parapets and battlements. The main level of the buildings continued to utilize the standard design of recessed entries



United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 10

with storefront windows on either side that angle in toward the door, and upper stories with double-hung windows, some with Romanesque arches. Many of the buildings were decorated with iron pilasters or other decorative iron elements, or pressed metal cornices shipped in by train from around the country. Alternating the contrasting colors of stone and brick in bands along the upper story or around windows was also common.

After the completion of the railroad in 1883, downtown building construction boomed again, bringing in hotels, churches, and new downtown blocks. Many of the buildings constructed in the late 1800s and early 1900s are what stand today as monuments to the historic downtown. They are one to two-story brick buildings with commercial use on the main level and rented rooms or offices on the upper level. The brick is high-fired on most facades, and the windows are often arched or accented with fans on the second level. Second levels typically display stone lintels and/or windowsills, elaborate pilasters and dropped cornices. The dropped cornice in particular, is a standard architectural feature of the downtown commercial buildings of this period. Several good examples of the Western Commercial style building with Victorian influences can be found in the district. The Bonner Block, located at 329 Main Street and the Coleman-Lansing Block, located at 321-323 Main Street are two good examples.

The Bonner Block is a two-story, flat roofed brick building with commercial space on the main level and sleeping rooms above. The building is unique in that the main level displays much less ornamental detailing than the upper level. The differences in style reflect the dates when each story was built. The main level of the building was constructed in 1879 and has a recessed entry surrounded by large plate glass windows that angle in toward the entry. The main level is accented with elements that may have been added in 1909, when the second story was constructed. These elements include corner pilasters that reach a false, molded cornice accented with dentils that marks the second level. The second level has light tan and grey brick that accent the cornice, the windows, and belts the façade in several places. Decorative brickwork accents the windows in a quoin pattern on the sides, and a fan shape above. A thick panel that scrolls or slopes slightly outward, is located above each second-story window and rows of dentils and light colored brick accent the roofline. The corners of the street-facing roofline are accented with short brick piers.

The building originally housed the E.L. Bonner Company Mercantile. Edward L. Bonner established his business in Deer Lodge as early as 1872 and moved to Deer Lodge shortly after. According to the Deer Lodge walking tour, he learned the mercantile business at the original Lord and Taylor clothing store in New York City, opened a small mercantile in Washington Territory around 1853, and worked his way east, first to Missoula and then to Deer Lodge.

The Coleman-Lansing Block constructed in 1889 by William Coleman and Peter Lansing to house their mercantile business. The ground level served as a general mercantile, offering clothing, jewelry, cigars, stationary, guns and ammunition and the second level served as sleeping rooms. The mercantile appears to have operated in a similar manner until sometime between 1894 and 1908 when a drug store and paint store went into the building while the second level was utilized in part, as a lodge hall. Between 1929 and 1944 the second level served as L.O.O.M. Club rooms.

The Coleman-Lansing Block at 321-325 Main is a flat roofed, brick building that was, and remains one of the most ornately decorated in the district. It continues to retain its upper level integrity, displaying elements that include a large arched pediment accented with a starburst, finials, pilasters, bulls eyes, and arched, stain glass windows to name a few. Although constructed as one building, the architectural features visually split the building in two. Two storefront entries split by a second level entry and two pediments with finials, each mark the developer's side of the building. The front facing windows are original and are made up of single-hung rectangular and arched shapes with stain glass sunbursts. A pair of two, short turned columns rest on a stack of bull's eye moldings on either side of the window frames, and on the corners of the building. Rows of decorative moldings are located above the windows and continue up to the heavy overhanging cornice that is accented with carved wood brackets. Large turned finials accent the corners of each of the main level storefronts, as well as the pediment displaying the "Coleman" side of the block. A matching pediment is missing from the other side of the roofline that once displayed the "Lansing" side of the block. According to photographs of the downtown, the pediment was missing as early as 1947. The main level has been covered in a mix of exterior sidings, but a majority of the original design and materials are visible, including the original door placements, the stained glass above the centered entry, and

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 11

one recessed storefront entry with plate glass windows on either side. The decorative pilasters marking one of the storefront entries are also visible.

The M&M Block located at 406 Main Street is a two-story, brick building with a flat roof and a shaped parapet displaying the name of the building and the date of construction. A dropped wood cornice with wood brackets accents the roofline. The building has two front entries, with one slightly off center to serve the main level commercial business, and the other located on the left, leading to the second story. The recessed door is wood with a glass pane in the upper portion. Plate glass windows are located on either side of the door and are surrounded by smooth (stucco type) panels that are slightly recessed. Two small rectangular windows are located above the storefront windows. The lower half of the building is covered in stucco. The door accessing the second story is wood (possibly original) and a hopper and fixed pane window are located above the entry. Full-height brick pilasters accent the corners of the building. The second story houses four, 1/1 windows that have brick sills, fan shaped lintels, and bands of contrasting colors of brickwork.

This M&M Block was constructed by Moses Menard in 1911 and originally served as a saloon where patrons could gamble and play Chinese games. According to the Deer Lodge Historic Preservation Commission, the saloon opened in 1911 with a "big feed and music from an electric piano." By 1929 the ground level of the building had become a bakery and confectionary shop, with the baking room in the back half of the building and sleeping rooms above. The main level was a café in the 1940s.

One of the oldest standing hotels in Deer Lodge that exhibits early Western Commercial style features is the Grant Hotel, constructed sometime around 1908. The hotel is located at 201-205 Missouri Avenue and once housed commercial space on the main level and sleeping rooms above. In 1910 the "European Café" advertised their location at Missouri Avenue and Second Street, and stated that they "cater to those who enjoy clean, well cooked and well served food." The proprietor of the restaurant was C.R. VanLeer. It is believed that this hotel may have been constructed by Conley & McTague, and may have been referred to as the Conley & McTague Block. In 1912 the Deer Lodge Bakery may have had its grand opening in this building, as The Silver State reported that the bakery opened in the Conley & McTague Block on West Missouri Avenue, near the depot (February 10, 1912). By 1929 the hotel building housed two stores and a saloon, and by 1944 the name of the hotel had been changed to the "Montana Hotel."

The hotel is a brick building with a flat roof and a parapet extending above the roofline. There are three separate entry doors, all recessed with angled storefront windows on either side of the door, and large plate glass windows along the façade. The windows and doors are symmetrically placed, and decoratively molded pilasters mark each of the storefronts along the main level. Wood panels are located below the storefront windows and large square lights are located above. This is one of the only buildings in the Central Business District that has retained the lights and transoms above the windows and doors. The two long and narrow sets of wood panel doors with glass in the upper portion may be original. Just off-center, a narrow wood-frame door accesses the second level. Ten 1/1 double-hung windows are located along the second level façade, all in pairs of two. The windows are slightly recessed and accented with stone sills and fan shaped brickwork above. Heavy second story pilasters accent the corners of the building and a shaped parapet with decorative brickwork accents the roofline. The parapet advertises the "Grant Hotel."

A good example of a single-story Western Commercial building with Victorian influence is located at 314-316 Main Street. This building originally served as the United States Post Office and appears to have been constructed in 1911 for that purpose. According to The Silver State newspaper, the post office opened for business in late June of 1911, and the building was "put up" (likely financed) by S.E. Larabie. The new building was said to have been elegant, with solid oak furnishings. Wire screen partitions separated the money order and registry business from the post office, and the postmaster's private office was located in the front part of the building. Postmaster Eldred was expected to move into the building toward the end of June, 1911 (The Silver State, June 14, 1911:2).

The old post office is a single-story building with a flat roof, a concrete foundation and brick exterior. The front-facing windows and doors are symmetrically placed, with an entry on each end of the building, and storefront windows located in between. The windows are long and narrow and are accented with wood molding. Pilasters accent the windows and the corners of the building, and tie into a

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 12

belt of decorative brick relief. A dropped wooden cornice with dentils accents the roofline, and a belt of decorative molding is located below the cornice.

An excellent example of a Western Commercial style building with Neoclassical influence is the historic Larabie Brothers Bank, which was constructed in 1912 and opened in late March of that year. This two-story building is located at 401 Main Street. It has a flat roof, rests on a concrete foundation and is constructed of reinforced concrete. The building exhibits Neoclassical influence with its wide, heavy pilasters that run from the foundation to above the roof, and are linked by a roofline balustrade. The windows are symmetrically balanced with large, plate glass windows on the first story and fixed, three-pane windows on the second story. The plate glass windows were reported in 1912 to be a "striking feature and give a peculiar attractiveness to the exterior view (The Silver State, March 27, 1912:1)." The main entry faces Main Street and is offset with a large plate glass window to the right. The entry is surrounded by a gabled pediment that is accented with scrolled brackets. The windows and doors of the building are wood-frame and the windows are inset, rather than flush with the exterior. Decorative stamped concrete accents the roofline below the balustrade, and the exterior is covered in a smooth concrete or stucco.

The bank was constructed on the same lot where Larabie had been operating for many years, as the lot had served as the home of the original Donnell, Clark and Larabie Bank. The original building was a single-story building constructed in the late 1870s. The new building was said to be constructed of "sandstone and brick, with a full frontage, and running back 70 feet (The Silver State, April 5, 1911:1)." The interior was designed with various colors of marble and solid mahogany woodwork, which included the desks. The Silver State reported in 1912 that the new bank building had opened and all men doing business on opening day were to receive a cigar. The honor of making the first deposit went to the architect supervisor of the building construction, M.J. Beezer of Seattle, Washington (The Silver State, March 27, 1912:1).

The original bank partners included Robert W. Donnell, who owned mercantile businesses in Virginia City and Helena in the mid 1860s. He opened a mercantile in Deer Lodge around 1865 and Samuel E. Larabie and W.A. Clark soon became involved in his firm. They all sold out of the mercantile business in 1869 and became bankers. Donnell moved to New York and retired but continued to have interest in the Deer Lodge banking business. He eventually lost interest, and Larabie and Clark went their separate ways. Larabie, along with his brother Charles, operated the Deer Lodge branch bank until 1933. During this time, Clark was busy becoming one of Montana's well-known copper kings. Clark's brother, J.Ross Clark, ran the Butte Branch of the bank that they had opened in 1877. By the 1980s the Larabie Brothers Bank building was utilized as offices for Montana Power, and today houses a commercial business.

In 1921, the Deer Lodge Bank & Trust Co. opened at 430 Main Street. The bank was the brainchild of Senator C.H. Williams, who partnered with Peter Pauley to have the bank constructed. Pauley had purchased the old McBurney Hotel estate, and offered a portion of the site for the new bank building. The additional portion of the lot was offered to Jens Hansen Sr. for construction of the Rialto Theatre. Both buildings appear to have been constructed at the same time. At this time, it is unknown who the architect of the Deer Lodge Bank & Trust Co. building was, but it is reported to have been a Butte firm, and could have possibly been Arnold and Van Hausen, who constructed the Rialto. This speculation is due in part to the timing of construction, and also due to the fact that the bank building design and massing fit in nicely with the Rialto. The bank prospered, even through Depression and banking crisis of 1932, while the other banks (Larabie Bros. and U.S. Bank) did not.

The historic Deer Lodge Bank & Trust Co. building currently houses People's Bank. It is two-stories with a flat roof and displays Neoclassical architectural elements. The first level is covered in stone block and the second level is covered in brick with stone accents on the façade and the south side. The building houses a centered entry that is accented with a gabled pediment, dentils and heavy pilasters. The building houses the main entry, an additional entry to the right, and a fixed pane window to the left, all on the main level of the west-facing elevation. The additional main level entry and window are accented with keystone lintels. Three fixed windows are located above, and are accented with heavy surrounds and decorative crowns. The massive decorative cornice of the building is dropped below the roofline, and is adorned with dentils. Brick is located above the cornice to the roof line, and the corners of the second story are quoined.



United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 13

Another bank with excellent integrity exhibits Greek Revival influences, and is located at 500 Main Street. It is a tall, single-story building with a full basement and a flat roof. It originally served as the U.S. National Bank. The building is brick and concrete with large cement steps leading to a cut-away corner entrance. The exterior of the cut-away corner is covered in cement, and the entry is accented with massive pilasters and a gabled pediment. A large fixed window is located to the left of the entry on the west side. The building is accented with quoins, cement pilasters, a dropped wood cornice that is accented with a cement belt and dentils. The north side houses an off-center entry accessed by cement steps, with two large fixed windows to the left and one to the right. The windows are wood-frame and are accented with cement or stone sills and lintels. The basement windows are visible along this north side, and a exterior access to the basement along Milwaukee Avenue is railed. The building is resting on a cement foundation.

This old U.S. National Bank was constructed in 1910 on the lot of the old brewery. The architect for the bank was Herman Kemna of Butte, and the building contract was awarded to George H. Wortman Company, also of Butte. Wortman was one of five bidders for the project (contractor, dirt work, and building removal), coming in with the lowest bid between 11,000 and 12,000 dollars. The building was erected by Conley and McTague. Wortman Company's contract in part, was to tear down the old buildings left by the brewery to include an old stone beer cellar. The bank building was designed as a single-story brick building with basement, and was designed so an additional story could be added if needed. The ground floor was to be occupied by the bank, while the basement was designed to provide "quarters for a first class barber shop with modern bath rooms..." The bathrooms were to be public (The Silver State, April 6 1910:1).

The bank was backed by outside interests that included bank presidents and cashiers from Helena, Missoula, and Drummond. These bankers included George L. Ransey, president of the Union Bank and Trust of Helena, and John Dahlgren, cashier of the Scandinavian American State Bank of Missoula. Arthur J. Lochrie, cashier of the State Bank of Drummond, was the first cashier of the new National Bank in Deer Lodge. The bank closed on October 29, 1932 due to the Great Depression (Courchene, 1989).

Ground was broken in 1937 for the construction of the current Deer Lodge Post Office building, and the interior was decorated with a mural by Verona Burkhard in 1939. Burkhard was commissioned by the WPA to paint the mural for twenty dollars per square foot, and the mural is entitled "James and Granville Stuart Prospecting in the Deer Lodge Valley—1858." The building contractor was B.H. Sheldon Company of Spokane and the building superintendent was L.B. McKinney, who was appointed by Sheldon. The dedication of the building was held May 28, 1938. The ground for the post office was sold to the Federal government by Frank Conley for \$5750 in 1936, and was one of eight locations offered. According to the Silver State Post, Conley received \$1750.00 as his share, with the rest going to the Jacob Schmidt Brewing Company of Minnesota. Jacob is likely a descendant of Leopold Schmidt, the founder of the Olympia Brewing Company, who got his start at Valiton's brewery in Deer Lodge. The brewery was located on the north end of this same 500 block.

The current Post Office building displays characteristics that are common in Neo-classical architecture that include columns/pilasters, dentils, and the decorative doorway and window detailing. It is a relatively square, flat roofed, single-story building resting on a concrete foundation. The front entry houses a glass door with a long, glass light. It is surrounded by a common entablature that includes square Doric pilasters with square capitals, and a wide crown with dentils. A long, false ½- hipped roof has been placed on the front of the building and is covered in metal. The windows and doors are symmetrically placed with a centered entry, and two 8/12 windows on either side. The same type windows are placed on the south side of the building. Access to the basement is from an exterior stairwell located on the southwest end. All of the windows are wood-frame with stone sills, and are crowned with a stone lintel.

## Civic Oriented Buildings

The war years put a damper on some construction in Deer Lodge, with construction picking up again around 1919. The buildings constructed around this time period were often civic oriented (i.e. City Hall and Elks Building), and they displayed classical elements. The Deer Lodge City Hall, designed by Butte architect M.A. Van House, was constructed in 1919 at a cost of approximately

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 14

\$75,000.00. Van House utilized stone from the Territorial Prison forms for the building's foundation and footings (DLHPC, c.2000). City Hall is a two-story brick building with a bell tower and clock that is centrally placed in the front. The tower exhibits a low-pitched hipped roof with wide eaves and a heavy cornice. The building is long and rectangular, with a flat roof and a shaped parapet along the façade. Heavy concrete pilasters resting on square piers rise to support a flat roofed pediment below the roofline. The building has fixed as well as 2/1 and 6/6 windows, many of which are accented with stone sills and surrounds. The second level of City Hall has an auditorium with maple flooring, and this portion of the building was utilized to make clothing for the area's poor during the Great Depression.

James H. Mills, N.C. Boswell, James Stuart, James Snow and several others formed the Masonic Association in 1869. The charter was issued on October 5, 1869 to Deer Lodge #14 A.F. & A.M., even though the association had yet to erect a meeting place or elect any officers. The downtown lot that currently houses the Masonic Temple has belonged to the Masons for more than 120 years. The first Masonic Hall constructed on the lot was a two-story brick veneered building constructed around 1870, and that building remained on the lot until the current one was constructed in 1919. Mr. A. Heath originally owned the lot and donated it to the Masons. The first temple was constructed in February of 1870 for a cost of \$8,000.00. Masons negotiated for additional land in 1910 for the construction of a building with better accommodations, but building plans were put on hold due to the coming of the war. Construction of the current Masonic Temple didn't begin until 1919, with the cornerstone laid September 17, 1919, and the first meeting held on March 16, 1920.

The Masonic Temple is a three-story, brick building exhibiting some Renaissance and Classical Revival features that include a stone or cement arched door surround with an arched light, pilasters marking the lodge entry, three-story corner pilasters capped with animate objects, an ornate dropped stone cornice made of crosses, and recessed arched brickwork over each window. The ground level houses commercial space that wraps around the building and can be accessed from Main Street or Milwaukee Avenue. The commercial entries are recessed, and each storefront has plate glass windows. Long, wide lights are located above each storefront window, but have been covered over with structural fabric. The fabric ties into the awning that covers the building's northwest corner entry. The second story has double-hung windows and the third story has four-pane windows (2 small, square panes over 2 long rectangular panes), all symmetrically placed. A majority of the windows are wood-frame. The second story windows are inset, and surrounded with brick lintels and sills. The third story windows are recessed, and accented with protruding brick arches.

## Western Commercial Style Buildings Constructed From the 1930s to the 1950s.

Western Commercial style buildings that have been constructed relatively recently are few in the district, and rarely do they signify any major contrast with earlier designs. They do, however, exhibit less detailing, and are often designed with a flush entry rather than the recessed entry popular in earlier forms. The buildings located at 303 and 513 Main Street are two good examples of relatively recently constructed buildings that generally follow the Western Commercial style of architecture.

The building located at 303 Main Street is a wide, single-story building with very little detailing and a flat roof sloping to the rear. Wood-frame, fixed-pane windows line the front of the building, and the front entry is offset to the north end. The windows are accented with brick sills and a slender wood lintel, and a row of slightly protruding bricks accent the roofline. According to a 1981 preliminary survey of the downtown area, the building was constructed in 1937, and as early as 1948 was occupied by Ford Tractor.

The 513 Main Street lot houses a single-story building with brick veneer. The building has little detailing and appears more institutional in nature. On the right side of the façade is a recessed entry housing three wood-frame doors with transom lights above. A large rectangular fixed window is located to the left of the entry, and a smaller fixed window is located to the right; both are accented with brick sills. According to a 1981 historical inventory, this building was constructed in 1951 and originally served as the Deer Lodge Clinic building, which housed medical offices and the Clinic Rexall Drug in 1952. It was constructed with 32 rooms, a basement, steam heat and interior walls of plaster. The building was owned by Dr. L.M. Benjamin, Dr. G.A. Anderson, K.L. Brant,

United States Department of the Interior  
National Park Service

DRAFT

# National Register of Historic Places Continuation Sheet

Section number 7

Page 15

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DDS, who all had offices in the building; and George Grover who owned Deer Lodge Drug. Frank Owens, a pharmacist for Grover, purchased the Clinic Drug Store and operated it until 1969 (Courchene, 1989:351).

## Unique Architectural Examples

Western Commercial styles were the main form of architecture constructed in the Central Business District, but there are exceptions, to include the Deer Lodge Hotel and the Rialto Theatre. The Deer Lodge Hotel, located at 322-328 Main Street, is a three-story brick and stone building with two arched open courts on the upper levels. It was designed by H.F. Beinke of St. Louis. It is a large rectangular building with a flat roof, taking up one-third of the east side of the 300 Block. The building originally housed some commercial businesses along Main Street and Missouri Avenue, with the hotel occupying the upper two stories. Currently, a majority of the building is vacant. There are two visible entries on the main level, one on the northeast corner, and one on the southeast corner of the building, which originally served as the main hotel entry. Rectangular lights line each of the commercial spaces above the boarded over windows.

Although the main level of the hotel has lost much of its material integrity due to being covered over in various materials, the integrity remains exceptional on the upper two stories. A belt of decorative iron accents the building and marks the bottom of the second story. The two upper stories house 6/4 double-hung, symmetrically placed windows. All of the windows are slightly inset, wood-frame, and have stone sills. A narrow stone belt is located near the eave, and a heavy overhanging cornice of pressed metal with modillions accents the roofline. The corners of the building and the archways leading through each upper story are quoined with stone, and the peak of each archway is accented with stone. Several rectangular blocks of decorative brickwork accent the roofline below the cornice.

It was reported by the local newspaper in February 1911, that the modern hotel for Deer Lodge would be three stories and that the project was taken on by an incorporated company made up of local and Washington state capitalists. The capital behind the company was \$75,000 with Leopold Schmidt, once a brewer in Deer Lodge and a Montana Legislator, the principal stockholder. Schmidt founded the Olympia Brewing Company in Washington.

The company purchased 85 x 130 feet on the corner of Main Street and Missouri Avenue and construction was to begin in May of 1911 (The Silver State, February 5, 1911:1). The supervising architect, H.F. Beinke of St. Louis, had arrived the previous day. The contract for the excavation work, which included the foundation and basement walls, was awarded to contractor Tim Calnan (The Silver State, May 24, 1911:1). The building was designed with 52 guest rooms and is unique in that each room has a window that is provided by the arched open courts. The hotel was constructed with hot and cold running water and the floors were served by an elevator. The hotel informally opened for guests on March 20, 1912, but the hotel was still without dining. Mayor Conley of Deer Lodge and his family had the honor of being the first guests.

In addition to short-term occupancy, the hotel appears to have served as a long-term residence around the Depression. In 1930 the hotel rented to several families and individuals by the month. On average, rent was about \$25, but ran as high as \$38. The 1930 Census listed 10 individual spaces rented by the month, with a total of 51 occupants. Occupants included some hotel employees, to include two managers. The lodgers were diverse in age and occupation, with some as young as 19 and as old as 51. Some worked as managers and merchants of retail spaces in Deer Lodge, while others were school teachers, pharmacists, bankers, civil engineers and workers for the railroad. According to The Silver State Post, Andrew A. Malcom acquired the "controlling interest in the corporation" in 1939 and his family had managed it as late as 1983.

The Rialto Theater was said to have been one of the finest playhouses in the northwest, opening March 2, 1921, with the comic opera production of Robin Hood. At the time, vaudeville was on its way out, and moving pictures were in, so the Rialto was planned to accommodate both. The movie palace was designed by Arnold and Van Hausen of Butte, in the Beaux-Arts style, and was constructed by Jens M. Hansen of Deer Lodge (HRA & Associates, 1998). The Beaux-Arts style was popular from the late 1800s to 1920, but the

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 16

application of this style for American theatres extended into the 1930s. The floor was covered with ceramic mosaic tile, and elliptical arches accented the foyer. The main auditorium was constructed of concrete, with a dome and chandeliers accenting the ceiling. The walls were Alaska Marble and French style panels painted with roses. The stage was constructed with dressing rooms behind, and an orchestra pit in front. The orchestra pit was furnished with a Cremona Theatre organ built just for the Rialto. That organ later sold to Charles Bovey, who installed it in a Virginia City theater.

The two-story Rialto has a cream glazed brick façade, with a mansard style roof covered in clay tiles, and a projecting, shaped parapet over the entry. The façade is asymmetrical, exhibiting a pavilion on the far right that is flanked by pairs of fluted columns with Corinthian capitals. The columns are capped with wrought iron railing that rests on a wide entablature, and the frieze of the entablature is accented with terra cotta garlands. The entry to the theatre is made up of two pairs of glass doors with fixed transoms. An arched transom is located above the entry and is covered by the marquee that is located between the columns. Directly above the marquee, the second story houses three, 6/6 double-hung, symmetrically placed windows. A globe light fixture is located on either end of the row of windows. To the left of the grand entrance, the façade houses from the top to the bottom, a symmetrically placed row of globe fixtures, an equal number of oval windows accented with keystones, and an equal number of brass bulletin boards at ground level.

Jens M. Hansen was a booster of Deer Lodge, serving as a City Council member for several years and as the Mayor for 12 years. He was also a long-term booster of the arts in Deer Lodge, operating the Rialto until his death in 1959. Prior to constructing the Rialto, he operated three other theatres in Deer Lodge. According to Courchene, the first opened next to the present Elks building, the second was located where the Castlio store was located, and the third opened in the current 517 Main Street building (Courchene, 1989:328). Hansen had come to the states from Denmark and made his way west to Anaconda. There he worked as a blacksmith and opened a shop there called "Jens," contracting with the Anaconda Mining Company. According to Bernice Zosel, he came to Montana in 1898 and moved to Deer Lodge in 1908. He married Lena Markelsen and they had seven children.

In 1927, a small, single-story building was constructed at 504 Main Street by Otho Hartley, who utilized the building as a photo studio. Otho worked with his wife who was the darkroom technician and the two documented the town of Deer Lodge for nearly 30 years (from 1921 to 1948). The building Otho constructed is Western Commercial style, but is unique in that it is the only building in the district to display strong Mission style architectural elements that include arched windows, a recessed entry with an arch over the door, and a shaped parapet typical to Mission Revival dormers and parapets. The building is brick, with a shaped parapet capped in cement. It rests on a stone foundation and has an arched recessed entry, and large arched storefront window on either side. The windows are slightly recessed, wood-frame, and have five lights in an arched pattern over one large pane. Each window is accented with patterned brickwork and a keystone marks the peak of each window as well as the door. Panels with decorative brickwork and inlaid squares and diamonds accent the areas above and below the windows, and the corners of the building are quoined.

## Residential Architecture

As previously stated, a majority of the eight residential structures located in the district reflect National Folk styles. The earliest Folk housing was associated with a time prior to the arrival of the railroad, and often consisted of dwellings made from heavy logs or log framing. Folk styles remained popular as the railroad expanded and according to Virginia McAlester, the railroads provided a means to transport building materials and inspired new construction techniques for Folk styles. With the railroad came the means to cheaply transport milled lumber, and dwellings could be constructed with light framing techniques and covered in wood cladding. Simply put, Folk housing could be constructed quickly and economically. Folk style housing remained popular after the turn of the twentieth century and remains so even today. Examples of the pyramidal cottage, a two-story gable-front, a front-gable-and-wing, and a single-story, side and front-gabled design are all located within the district.

The pyramidal cottage or "workers cottage," is a type of housing that is often associated with early industries that include railroad and timber. Residences with smaller floor plans were constructed inexpensively to provide housing to large numbers of area residents

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 17

employed by industry, and several examples are located along the eastern edge of the commercial corridor. Many were constructed around 1884, likely reflecting the increase in labor due to the construction of the Northern Pacific Railroad. Other cottage styles along 4th Street were constructed at much later dates, between 1929 and 1944. The earliest residences along 4th Street that include pyramidal cottages, were not constructed side-by-side and on small lots, nor do they appear to have been constructed by the same builder, traits commonly found among smaller residential cottages.

A majority of the residential buildings are single-story, gabled or hipped, with double-hung windows, and stucco exterior. Ornate decorative elements are typically not found on these buildings, but rather simple wood molding is utilized to accent the doors and windows. Examples of single-story hipped structures are located at 308 and 410-412 4th Street. The building located at 308 was constructed sometime prior to 1884 and the one at 410-412 was constructed around 1930. The 410-412 building is a hipped roof duplex covered in stucco. The front doors and windows are symmetrically placed, with two entry doors located near the middle of the street-facing façade, and a large single-hung window located at the outside of each entry. The doors are covered by a small gabled pediment supported by large molded brackets. The doors and windows are accented with wood surrounds that are nearly flush with the exterior. The eaves are open with a moderate overhang, and the rafters are exposed. The roof is covered in asphalt shingles.

This 410-412 residence was constructed sometime around 1930 and during that year was occupied by the owner, 71 year old Henry A. MacPherson and a female roommate by the name of Ellen M. Doyle. The other portion of the duplex was occupied by Ernest and Maude Koontz and their two sons. Ernest Koontz worked as a tinner for a hardware store and Ellen worked as a dry goods salesperson. Ironically, Ellen paid nearly the same in rent (18.00) as did the entire Koontz family (25.00), and the owner valued his single-story property at 6,000 dollars, which was twice that of the Aspling property, a large, two-story brick house at the end of the block.

A front-gabled cottage with a steeply pitched roof was constructed prior to 1884 and is located at 300 4th Street. The building is a gable-on-gable structure that originally served as an office and residence, and may now serve as a duplex. The original office space is a single unit wide, and the residence is two units wide. The building is without ornamentation and houses single-hung and double-hung windows, and two separate entry doors. In the late 1800s this lot had yet to be subdivided and was associated with a large complex of buildings that include the Independent Order of Odd Fellows Hall (and carpenters shop) and two other offices to the south, facing 4th Street. This building remained associated with the Odd Fellows Hall as late as 1944.

A cross-gabled duplex is located at 305-307 Montana Avenue, with the original portion of the building constructed sometime prior to 1888. A front-gabled addition was added between 1912 and 1929. A two-story cottage is located at 312 4th Street that was constructed between 1908 and 1912. It was originally designed as a single-story, side-gabled building. Another side-gabled residence is located at 310 4th Street that exhibits some Tudor influence, including a steeply pitched, front-gabled flared roof that houses an arched entry door. Tudor influences were popular during the time of this building's construction, which was sometime between 1929 and 1944. The most recent construction among the district's residential buildings is a single-story, front-gabled structure constructed after 1944. It is located at 308 Missouri Avenue and is one of only two buildings with horizontal exterior cladding, rather than stucco.

Two of the eight residential buildings have two-stories and are good examples of a gable-front and a gable-front-and-wing structure. The building located at 304 Cottonwood historically served as a commercial/residential mix, and once housed the Independent Order of Odd Fellows (see description above). The original gabled portion is a good example of a two-story gable-front design, but with the added false front, it also reflects an early Western Commercial style.

A good example of a two-story brick, gable-front-and-wing residence is located at 314 Missouri Avenue, and was constructed sometime prior to 1888. This brick building is two-stories with a steeply pitched roof. It has a shed roof porch or stoop located within the front-facing L. A centered partial-length, single-story bay housing three windows, is located on the front-gabled portion of the building. A large fixed-pane window with decorative wood infill is centered on the bay. Wood scrolls decorate the front gable above



United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 18

---

the bay and the eaves are closed, with a moderate overhang. A majority of the windows in this building are wood-frame, 1/1 double-hung, and are accented with wood sills and lintels. The building also has a large, 25-pane window on the east side.

This residence appears to have been constructed sometime between 1884 and 1888. As early as 1930 the building was owned by Charles E. and Martha Aspling and was valued at 3,500.00. Charles was the editor of the local newspaper and his son, James, also worked as a printer for the newspaper. The Aspling residence was historically associated with the building directly to the west, which currently houses The Silver State Post. The Silver State lot was historically part of the residential lot (as early as 1888) and remained part of the residential lot until the current Silver State building was constructed sometime between 1912 and 1929.

## ***INTEGRITY***

The value of the Deer Lodge Historic Central Business District lies not only in its architectural heritage, displaying a wide range of historic architectural styles, but in the fact that it has remained a cohesive commercial district. This is in spite of the fact that non-contiguous commercial developments have been constructed out of the district, and are more easily accessed from Interstate 90. The downtown district continues to be encompassed by its historic residential neighborhoods and its downtown area industry, which include lumber. Respect for the historic integrity of the downtown district is apparent when looking at the large number of historic buildings that have retained a majority of their original architectural features. The integrity of the overall landscape is good, including the wide streets and alleys, the historic lamps lining Main Street, similar business types continuing to occupy the buildings, and few modern intrusions. A majority of the buildings were constructed between the late 1880s and 1912, with a surprisingly large number constructed earlier, dating back to the 1870s and early 1880s. The district houses numerous buildings on each block that stand relatively intact without major intrusions by newly constructed designs. A majority of the buildings in the Central Business District have either excellent integrity or sufficient integrity, and are able to contribute to the district under Criteria C.

The Central Business District is the heart of Deer Lodge, which developed around a few scattered buildings that quickly grew into a town. Deer Lodge is unique in that although an official survey did not exist when construction along Main Street began, the city didn't develop in a hap-hazard way. The credit for this can be given to the early prominent businessmen who worked to secure organization and direction of the downtown properties.

The buildings have retained their original appearance and their integrity as a whole, with relatively minor additions or material changes. Material changes are seen mostly on the first level of the street-facing façades. Second story street-facing and alley-facing facades typically retain their overall integrity, displaying original door and window placements, decorative elements, wood-frame storage additions and small rear balconies with staircases. The commercial buildings continue to display the superior workmanship of the early contractors and architects, many of which were prominent in Montana and other States that include Washington and Missouri. Several of the local contractors who were active in the construction of the downtown area were also well-known boosters of the city and western Montana.

Although reflective of national architectural trends, the styles also reflect the personality of the district's business owners who mixed and combined features, and often proclaimed their success with names and dates that appear on the parapets or along the rooflines. The individual buildings as a whole have also retained their integrity based on location and setting, as there are few modern intrusions into the historical building landscape along Main Street, or within the residential area along 4th Street. The relationship of the buildings to the landscape itself remain relatively unchanged, as is visible in the historic photographs of the city that show historic building use and downtown improvements. These improvements include wide paved streets, sidewalks, wide alleyways and street lanterns, all of which remain today.

The blocks located within the district originally developed as a commercial-residential mix, with a strong thread of commercial businesses located along Main Street. By the 1870s and 1880s, the residential aspect was removed, leaving this area essentially

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 19

---

commercial. The streetscape is nearly identical to that of the historic period in which most of the buildings were constructed. The three blocks along Main Street from Cottonwood to Montana Avenue developed as the city's core commercial area, and this very same area continues to serve as the commercial core of Deer Lodge today. It has neither reduced nor grown in size, as is evident in that one block to the north or south of the district, residential buildings are again interspersed with Main Street commercial buildings.

The commercial buildings within the district retain a majority of the key original materials that include: brick on a majority of the building's exterior; pilasters; cornices; plate glass windows; and second story double-hung windows. Centered entries with plate glass windows on either side remain standard for the single-story commercial buildings. The integrity of the workmanship is evident in individual components such as decorative cornices and corbelled brickwork. What is often noticeably missing on two-story buildings are the original materials of the first level, street-facing façade. The main level material alterations do not make up a majority of the building features and therefore, do not typically detract from the overall ability to relay the building's historic significance. Although a smaller portion of material integrity exists on the main level of two-story buildings, most entries are still recessed, large storefront windows are still present, and often awnings cover the windows as they did at the time of construction. It appears that a majority of the main level modern facades could be removed to reveal the original exterior materials. It is interesting to note that these main level material changes are very similar throughout the district, and they may have occurred during the same time period. There is also some indication that street level changes occurred within the historic period that has been established for the district. Therefore, some buildings reflect the changing attitudes and tastes of the business owners over a period of time, illustrating the evolution of the historic character of the building.

Each of the district's building styles, age and integrity are provided in the building list below. Some Building dates were located in the Powell County deed records, but a majority were found in local published sources, Gazetteers and newspaper articles. Building dates that were not located were given a building date that falls within a specific range. The range is taken from the information provided by the Sanborn Map Company, and is believed to be as historically accurate as possible given the time and research materials available. The building dates that were not determined by utilizing the Sanborn maps have either been traced to an approximate year (circa), a specific year, or are labeled "P (prior to)" or "A (after)." Those labeled "P" are typically the earliest constructed buildings in the district, and are hard to track beyond the given date. Those labeled "A" are known to have been constructed after a specific date. Buildings constructed after the historic period established for the district were not given priority during the building date research due to their non-contributing status.

United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 20

## DEER LODGE CENTRAL BUSINESS DISTRICT BUILDING LIST

C—Contributing  
NC—Non-contributing  
c.—circa  
P—Prior to  
A—After

ADDRESS	TYPE/HISTORIC NAME	STYLE/INFLUENCE	BUILDING DATE	ELIGIBILITY
Cottonwood, 304	Residential	Western Commercial	P. 1884	C
Fourth St., 300	Residential	Folk (gable-on-gable)	P. 1884	C
Fourth St., 308	Residential	Folk (pyramidal)	1890-1894	C
Fourth St., 310	Residential	Tudor Revival	1929-1944	C
Fourth St., 318	Residential	Gabled	1908-1912	NC
Fourth St., 410-412	Residential	American Foursquare	c. 1930	C
Main St., 300	Civic Garage	Greek Revival No style	1919 c. 1919	C C
Main St., 301	Commercial	Western Commercial	P. 1884	NC
Main St., 301 ½	Commercial	Western Commercial	1912-1929	C
Main St., 303	Commercial	Western Commercial	1937	C
Main St., 310	Commercial	Western Commercial	1976	NC
Main St., 314	Commercial Ancillary building	Western Commercial Unknown	c. 1911 c. 1911	C C
Main St., 317-319	Commercial	Western Commercial	P. 1884	NC
Main St., 320	Commercial	Western Commercial	1908-1912	C
Main St., 321-323	Commercial	Western Commercial	1889	C
Main St., 322-328	Commercial	Western Commercial	1911-1912	C
Main St., 325	Commercial	Western Commercial	P. 1884	C
Main St., 329	Commercial	Western Commercial	1879	C
Main St., 401	Commercial	Neoclassical	1912	C
Main St., 402-404	Commercial	Western Commercial	1887	C
Main St., 403	Commercial	Modern	1927	NC
Main St., 406	Commercial	Western Commercial	1911	C
Main St., 407-411	Commercial	Western Commercial	1888	NC
Main St., 408	Commercial	Western Commercial	P. 1888	C
Main St., 410	Commercial Commercial	Western Commercial Western Commercial	1884-1888 1912-1929	C C
Main St., 413	Commercial	Western Commercial	1884-1890	C
Main St., 414-416	Commercial	Western Commercial	1913	C
Main St., 417	Commercial	Western Commercial	1884-1912	NC
Main St., 418	Arts/Culture	Beaux Arts	1921	Previously Listed in the National



United States Department of the Interior  
National Park Service

**DRAFT**

# National Register of Historic Places Continuation Sheet

Section number 7

Page 21

				Register
Main St., 421-427	Commercial	Western Commercial	1888	NC
Main St., 430	Commercial	Neo-classical	1921	C
Main St., 500	Commercial	Greek Revival	1910	C
Main St., 501-503	Civic	Classical Revival	1919	C
Main St., 502	Commercial	Western Commercial	1913	C
Main St., 504	Commercial	Mission	1927	C
Main St., 505	Commercial	Western Commercial	1912-1929	C
Main St., 507	Commercial	Western Commercial	1912-1929	C
Main St., 510	Civic	Neo-Classical	1937-1939	C
Main St., 511	Commercial	Modern	1969	NC
Main St., 513	Commercial	Modern	A. 1951	C
Main St., 515	Commercial	Western Commercial	1908-1912	C
Main St., 517	Commercial	Modern	1908-1912	NC
Main St., 519	Commercial	Western Commercial	1922; c. 1929	NC
Main St., 526	Commercial	Modern	1929-1944	NC
Milwaukee Ave., 210	Commercial	Western Commercial	1912-1929	C
Milwaukee Ave., 311	Commercial	Modern	c. 1972	NC
Missouri Ave., 200-212	Commercial	Western Commercial	1912-1929	NC
Missouri Ave., 201-205	Commercial	Western Commercial	1908-1912	C
Missouri Ave., 207	Commercial	Western Commercial	c.1919	C
Missouri Ave., 209	Commercial	Western Commercial	1884-1888	C
Missouri Ave., 211	Commercial	Western Commercial	1908-1912	C
Missouri Ave., 302	Commercial	Western Commercial	c. 1884	C
Missouri Ave., 303-307	Commercial	Western Commercial	P. 1894	C
Missouri Ave., 308	Residence Garage	Modern Modern	c. 1888 A. 1944	NC NC
Missouri Ave., 309-313	Commercial	Western Commercial	1894-1908	C
Missouri Ave., 312	Commercial	Western Commercial	1912-1929	C
Missouri Ave., 314	Residence	Folk (Gable-front-and-wing)	1884-1888	C
Montana 305-307	Duplex	Folk	P. 1888 (original portion)	C

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 1

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## SIGNIFICANCE

### *DEER LODGE VALLEY OVERVIEW (Criterion A)*

#### *Diversity in the Deer Lodge Valley*

The Deer Lodge Valley was exploited by several aboriginal cultures, although none have been documented as utilizing the area as a traditional homeland, and it may have served as neutral ground. Tribes from Western Montana, Idaho and Washington utilized the valley for its rich grasses, water, and fur-bearing animals, but generally passed through. The valley served as a thoroughfare to the buffalo hunting grounds to the east, and Fall and Spring especially, would bring bands of Flathead, Nez Perce, Pend O'reilles, Coeur d'Alene, Yakima and others through the area. In September of 1831 Warren Ferris, a trapper for the Hudson Bay Company, witnessed 100 lodges of the Pend O'reille while on their way to hunting grounds. Ferris referred to the valley as Deer Lodge Plains and according to John Willard, this is where Deer Lodge gets its name (Willard, 1996:59). The original translation, however, is from the Shoshoni, who called it soc'ke en car'ne, meaning "white-tailed deer's lodge." This referred to the thousands of deer that once populated the valley. Similarly, the Centennial Committee of Deer Lodge reports that it was named "the lodge of the White-tailed deer," with similar phonetic spelling, and the early French adopted that literal translation. It is rumored that it was none other than a Yankee pioneer, with little appreciation for true translation, which shortened the name to Deer Lodge.

Deer were lured to the area in the winter by a large cone that formed by a hot spring. The cone is a geological formation that has been built up over centuries from thermal waters bubbling to the surface and depositing minerals around the vent. It is referred to as the Warm Springs mound, and is over 40 feet high. The warm water keeps the grass green around the formation and the mineral deposits, being saline, once attracted deer (Powell County Museum, 2006). The mound is now the property of the state mental hospital and is not accessible to the public, but the hot water is piped off for use in the hospital pools. The Warm Spring mound was of interest to many early pioneers and explorers, including Father De Smet, who was escorted through the valley by the Flathead Indians in 1841. The Flathead had requested the presence of a Mission, which De Smet soon established in the Bitterroot Valley. De Smet's 1841 hand-drawn map of what is now Western Montana illustrates few geological features or other areas of interest, but he did draw and note by name the Warm Springs mound.

The earliest recorded white men in the valley are Angus Ferris and John Work, both trappers, and the first white man known to have died in the valley is Pierre L'Etang, a French-Canadian guide for Work who was killed by Blackfeet Indians around 1830. Work was a trapper with the Hudson's Bay Company and Ferris was with the American Fur Company (Courchene, 1989:14). Earlier explorers, including Lewis & Clark and David Thompson, were in the vicinity but never actually entered the valley. This likely has to do with its early inaccessibility. The more common routes traveled by explorers were by way of the Big Blackfoot River, the Big Hole River or over Chief Joseph Pass. However, the popularity of the valley changed with the mining industry, and some of the territory's earliest wagon roads that accessed the major economic centers, lead to and from the Deer Lodge Valley.

The first non-native settlers of Cottonwood Creek were Thomas Lavatta, Alejo Barasta, and Joseph Hill, all of Spanish or Mexican descent. They had come to the valley from Fort Union and named the area that was to become the city of Deer Lodge, Spanish Fork (Speck, 1933:63). Virginia Lee Speck notes that various nationalities were represented by the early settlements in the Deer Lodge Valley, with the Spanish located on Cottonwood Creek, a French settlement located to the south, and an Irish settlement named Dublin four miles below the mouth of Gold Creek. By the mid-1800s the valley was also home to a large number of Native Americans, as many intermarried, traded, and worked for or lived with the early settlers of the valley.

The historic population of the city of Deer Lodge was ethnically diverse, and perhaps culturally unique in comparison to other Montana cities of its size. Many of its early settlers and inhabitants were Mexican, Native American and Chinese, with Europeans and Native American "half-breeds" from the east or from Canada intermarrying with Native Americans from the Northern Rocky

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 2

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Mountains and Plains tribes. Although appearing to be far fewer in number, Japanese and African-Americans were not uncommon in Deer Lodge.

Common to many cities in the territory, Chinese businesses were prevalent in the downtown area and newspaper reports of deaths, funerals and other events with the Chinese were common. What may have been less common, is that European/white businessmen would often shut down their businesses and attend funeral processions and ceremonies when acquainted with the deceased of Asian descent. Prominent Chinese businessmen advertised their businesses in the local newspaper, as did their white counterparts. Kim Chong Lung & Co. operated a store carrying fine French and Japanese goods, and was a dealer in silks and teas (Courchene, 1989:306). Tim Lee worked the tailings at Gold Creek and oversaw the production of several hundred immigrants he brought in to work. Lee was a Deer Lodge Mason, and the lodge cared for Lee when his ability to do so declined. Chinese Masons were not necessarily uncommon, but typically they had their own lodge, as was the case in Butte.

The community heavily used Chinese laundries and at least once, in 1899, a fire next to the Chinese drying racks resulted in a large loss of clothing that affected a good number of Deer Lodge families (Courchene, 1989:156). Chinese were especially noted for their cooking, and downtown restaurants operated by the Chinese were common. The Chinese also served as cooks for some of the large ranches, and apparently the cook for the Conrad Kohrs ranch was quite famous for his doughnuts. There were several restaurants in the downtown area that served Chinese food, and noodle bowls could be found at several restaurants that operated 24-hours a day (The Silver State, various advertisements circa 1890s-1910). A Chinese restaurant was also attached to the south end of the landmark Scott House, a 27-room hotel that has since been removed from the north end of the 300 block of Main Street. The Chinaman who operated that restaurant intermarried and was said to have contrasted greatly with his wife, a "very blond white woman (Courchene, 1989:123)." By 1912 a Japanese restaurant operated out of the Scott House.

In 1911, the M&M Block, located at 406 Main Street, was constructed by Moses Menard and served as a saloon where patrons could play Chinese gambling games that included Fantan and Pan. Fantan was a betting game based on numbers that was a favorite passion of the Chinese in America. The card game by the same name was also popular, the object being the first player to play all of his/her cards. Today the game of Fantan is also known as Sevens, and the game of Pan appears to be a variant of the card game Poker.

The west half of the 400 block, behind the Main Street commercial buildings, appears to have been a portion of the Central Business District that was owned and operated by Chinese families. They raised stock, housed their families and ran their businesses on this block. Their businesses, including a market, faced Milwaukee Avenue, with their dwellings and stock raising structures located to the north. At the very north end of the block was a female boarding house that may have also been associated with the Chinese.

Although the Chinese were a strong part of the economic development of Deer Lodge and were somewhat integrated into lodges, schools, and churches, there was certainly a line of separation. However, that line does not appear to have been a strong one in many respects. For instance, the First Presbyterian Church reported in 1896 that although the 55 Chinamen that attended the church studied in one of three separate Sunday School groups (Chinese, Regular and Prisoner), they were to be received as full members of the church:

*"Those Chinamen who have been members of the Chinese Sunday School of this church for six year past...(who) understand the Scriptures and the essential doctrines of Christianity...(whose) confession of their faith in Christ (is) sincere...are received as members in full communion and fellowship (Courchene, 1989:203)."*

What was uncommon in the early developing years of the Deer Lodge Valley, were European (white) women, and this point is made clear by the 1862 journal entry by the Stuart brothers. They wrote that something fine had happened in their community just north of Deer Lodge (Gold Creek, American Fork) when the Burchett family emigrated into the area. The Burchett family had daughters, one blonde and one brunette, and two young boys. The Stuart's journal noted that it was grand to "see little blonde children playing about

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 3

and to see white women. Miss Sallie Burchett is sixteen years old and a very beautiful girl. Every man in camp shaved and changed his shirt since this family arrived. We are all trying to appear like civilized men (Johnson, 1983:17)."

White women being few, European men typically intermarried with other ethnicities. The early settlers were European, Asian, Native American and mixed ethnicities, including Native American-French. A majority of the earliest male settlers married Native American women and were commonly called "squaw men." Depending on the reason for the remark, early references to "squaw men" had both positive and negative connotations with early European emigrants. Often the remark was simply a reference to the general lifestyle of a person, indicating the cultural differences in marriage, food preferences, and family ties. This same remark, however, could also be taken to mean that the lifestyle of a "squaw man" was rather carefree, and that they were lacking in social responsibility. European and Native American intermarriage had been popular with European men since settling the colonies in the east, and was not considered unique or uncommon. The Stuart Brothers, John Grant, and many of those that would make history in Montana and in Deer Lodge, were all married to Native American women and fathered what were referred to as "half-breeds." Having several wives was also common at this time.

As previously mentioned, African-Americans appear to have been fewer in numbers, but were reported on in the newspapers relatively often. Unfortunately, ninety percent of the women admitted to the Deer Lodge prison from the 1870s through the 1930s were African-American, and a majority were from Deer Lodge and Silver Bow counties (Courchene, 1989:240). The first woman to be incarcerated in the prison was Felicite Sanchez in 1878, a well-known character of Deer Lodge, and admitted on charges of manslaughter. In Deer Lodge fashion, her three-year sentence was reported on as a humorous event, with at least the male public appearing to be somewhat empathetic. It is not known why Sanchez was so well-known in town, or why locals empathized with her as a murderer, but it is presumed that she offered services that would be greatly missed.

Typical to other western Montana newspapers (i.e. The Missoulian), non-white individuals were reported upon rather negatively, and often reported upon only if they were involved in a disputed incident. Due in part to the progressive views held by Captain Mills, the newspaper editor in Deer Lodge, African-Americans and other ethnicities were reported on in similar ways that whites were. Several articles that referred to African-Americans in Deer Lodge listed their accomplishments, discussed their family members or welcomed back those that had once left the city. One article discussed the deep sense of pain of an African-American man who had moved back to the valley after losing his wife, while another discussed the history of a man who had worked for the County and had acquired a pension too small to live on. That man was aided by Mayor Conley, who owned properties throughout the city and provided a house at no charge to the elderly African-American, Mose Bonner. Conley provided not only the house, but equipped it with wood and coal for heat and cooking, also at no charge (The Silver State, April 10 1930:2).

Captain James Mills was well-respected, and although his style of reporting can be credited in part for bringing progressive attitudes to Deer Lodge, he must have been reporting to many readers that already held similar views. Many of the early settlers of Deer Lodge had arrived via the Bozeman and Bridger trails, and those who kept diaries along the trail often noted their empathy for Native Americans in the Indian-white conflicts of the 1860s. Mills reported on Indian-white conflicts from the Indian perspective, and hired a Blackfeet reporter to present that perspective to the public. He was also well-known for reporting on world news, something uncommon in the early developing days of the territory. In particular, the Franco-Prussian war of 1870-1871 was well-reported, as many of Mill's readers came from both sides.

The ethnic diversity in Deer Lodge had to be taken into account in the early developing years, especially in regard to allowing Chinese and Africa-American children to attend schools. This question continued to be bantered over for many years. It was a focus of the community as early as 1866 when Mr. Newcomer, the Principal of the first public school, reported that "The Civil Rights Bill, being apparently one of the governing rules, as our Montana statutes would without the aid of this bill be a bar to quite a number of the students (Courchene, 1989:132)." Early photographs of young student populations reveal that this bill may have aided some minority families in their local educational pursuits.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 4

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City & County History

***"DEER LODGE IS THE PRETTIEST AND MOST HEALTHFUL LITTLE CITY IN THE WEST. IT HAS EXCELLENT SCHOOLS AND CHURCHES, MAKING IT IDEAL AS A RESIDENCE PLACE. THIS IS NO IDLE TALK, AS IT WILL BEAR INVESTIGATION (The Silver State newspaper, 1909)."***

In its earliest days, Deer Lodge was made up of various opportunists that included trappers, traders and gold seekers, many of whom were either finically disenfranchised because of the Civil War or were avoiding the war. Being out of the states, away from not only the war, but from government control, people took on their own way of doing things. Crime was settled in a variety ways, but a strict sentence was typically unnecessary, as there was often no way to enforce it and no place to keep prisoners. The frontiersmen of the Deer Lodge Valley were accustomed to being independent, strong and resourceful. In 1863 James Stuart led a group to explore the territory drained by the Yellowstone, with the goal of prospecting for gold and securing town sites. After finishing the expedition, which turned out to be a long and dangerous journey, James made it down near the Oregon Trail and socialized with the emigrants and soldiers heading west. Stuart was grateful for the provisions they had provided him and for the socialization, but was taken back by their ignorance of the harsh country they were heading into. He stated that:

*It seems like old times to be with them. The most of them do not seem to have any more sense than children, and can ask more foolish questions in an hour than could be answered in a week (Johnson, 1983:46).*

Deer Lodge was never a big bustling city, in part, because it wasn't a mining town. Deer Lodge was an emigrant town, providing shelter, food, stables, and merchants necessary for replenishing supplies on one's way to the gold mines of Western Montana and Idaho. Although Deer Lodge was relatively little known compared to gold mining towns like Bannack, it was surrounded in hype due to it's association with, and proximity to, the mines of Gold Creek. The development of Deer Lodge is directly associated with western emigration, with many of its earliest settlers arriving via the Overland, Bozeman and Bridger trails. Some of the wagon train leaders who led emigrants over the trails were from the Deer Lodge Valley. Bringing emigrants to the West was not only a secure financial venture compared to mining, but also heavily influenced the movement and settlement of emigrants once they reached Montana Territory. The early leaders in transport directly influenced the development of downtown Deer Lodge.

Deer Lodge became an early retail trade center and an important site for replenishing supplies to rural areas through the 1880s, a time in which many of the current downtown buildings were constructed. Deer Lodge served as a major business, financial and cultural center for western Montana, and was home to Montana's earliest college. The College of Montana was established in 1878, fifteen years before the state university system and eleven years before Montana joined the Union (Owens, Shaw & Getchell, 1981). Education was pushed from the start, with schools first being held in homes, often those located on large cattle ranches, and expenses paid for by those same ranchers. The first public school was established around 1866 for the younger ages, and the first class to graduate with a high school education was in 1885, with four women making up the graduating class. As early as 1896, laws were in place to protect teachers from parents or guardians entering a classroom and insulting or reprimanding a teacher in front of students. Fines were up to \$100.00 for this violation (Courchene, 1989:137).

In the 1880s the views of the city of Deer Lodge contrasted greatly, as it was reported to be made up of a rough and tumble crowd who mined and traded, as well as being a refined city that was a leader in the arts and culture. Many of the early settlers of Deer Lodge were restless in character, and moved back and forth between Deer Lodge and other mining communities in pursuit of gold or other commercial ventures. Many of the early inhabitants of Deer Lodge became highly animated characters in Montana history, and it may be of interest to note that many of the emigrants arriving in Deer Lodge during the gold rush were, or had been Confederate soldiers during the Civil War. Several of these men had deserted their post prior to their arrival in Montana, to include William Clark, Montana's Copper King and a Democrat Representative for Senate, and Robert S. Kelley, U.S. Marshal for Montana. However,

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

**DRAFT**

Section number 8

Page 5

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according to Courchene, there were only six Confederate soldiers buried at Deer Lodge by 1910 (Courchene, 1989:191). A much larger number were Union (40).

The Deer Lodge area was originally located in Missoula County, a sprawling county which included areas west of the divide. In order to better manage the areas, the county was split, and Deer Lodge County was incorporated in 1865 with Deer Lodge as the county seat. It was one of eight counties formed in Montana Territory. Later, as the smelter works in Anaconda brought in workers and a rapidly increasing population, Anaconda began to fight for county seat and won that seat in 1897. The citizens of north Deer Lodge County succeeded in splitting in January of 1901, thereby creating Powell County where Deer Lodge once again became the County Seat. Deer Lodge vied with Anaconda and Helena to be the location for the permanent capital of the State. Although Anaconda clearly won the vote for capital due to their much larger population of registered voters, William Clark opposed the location, and his influence was strong enough that Helena became the capital in 1894. The competition for the placement of the capital as well as the competition over County Seat had its roots in a battle between two prominent capitalists. The war was between the copper king Marcus Daly, who constructed the smelter in Anaconda, and the copper king William Clark, whose loyalties were tied to Deer Lodge.

Although the city was incorporated under the name of Deer Lodge, it was referred to by several names in its early years. As early as 1860 it was most commonly known as "Spanish Fork," given the fact that many of the earliest settlers were Mexican. Deer Lodge was also referred to as Cottonwood or Cottonwood Township until around 1862. The first plat created in 1863 referred to the city as LaBarge, but that plat does not appear to document any legal location of the city. There is no reference to Township, Range or Sections of land making up LaBarge, it only illustrates that the outer boundary of the survey was 80 chains, or one square mile. Within that mile, it appears that 8 city blocks were mapped just to the south of Cottonwood Creek, where the downtown is located today. LaBarge city got its name from its association with Joe LaBarge, who had come to the area from Fort Benton with plans to start a business and set up residence. LaBarge was a prominent capitalist who had started Fort LaBarge, a fort under the ownership of LaBarge, Harkness & Company that was planned to rival Fort Benton. LaBarge was a boat captain who made money by bringing people and goods into Montana Territory via the Missouri River. However, it was Harkness who was in charge of the trading in Deer Lodge, and after he set up shop in the valley, he disliked the mountainous area so much that he gave away most of his stock and sold the rest to Johnny Grant in order to expedite his journey elsewhere (Courchene, 1989).

LaBarge's intentions to come to the valley created quite a buzz among the more prominent citizens of Cottonwood, who hired Colonel DeLacey to plat a town one-square mile. The town was surveyed by James Withrow and the previously discussed plat was hand drawn by DeLacey. The survey appears to have laid out four north/south running, and two east/west running streets, and a total of eight blocks. However, title to the land was difficult to attain or prove, because an official government survey had yet to be done, and legal locations do not appear to have been defined for the earliest land titles. When the General Land Office officially surveyed and mapped the town in 1868, it was formally christened as Deer Lodge, and was to be incorporated. If one didn't care for any of the various names the city was referred to during those early years, they just called it what many miners did..."the little village on the way to the Bear (The Silver State, various editions, circa 1890-1910)."

According to the Deer Lodge Centennial Committee, the land that was to become the town site belonged to the Deer Lodge Town Company. The company was an organization comprised of prominent citizens that included James Stuart, John Pemberton, Louis Demers, Leon Quesnelle, L. Descheneaux, John W. Powell, Charles W. Wright, Frank L. Worden, Frank LaMontague, John F. Grant, Fred H. Burr, Frank Trushot and others. The company gave building lots away to those already residing there, and tried selling the rest. They sold few, however, because the Town Company continued to have little success in gaining title to the land. The Town Company may have assumed that once a government survey had been conducted, the organization would officially gain title. However, the General Land Office duties were only to survey public lands. It was then up to the federal government to transfer title or ownership to private citizens.

It was reported that although the Town Company had yet to acquire patents from the government, they worked hard to prevent people from building randomly within the town site. They are credited not only for the building organization, but also for the wide streets and



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 6

alleys (Centennial Commission of Deer Lodge, 1964:3). This was somewhat amazing, considering that some people had already constructed buildings without holding title to the land. Although buildings were not constructed at random locations, the lack of land titles at early dates may be one reason why the historic ownership of lots in the Central Business District do not appear to reflect the purchase of equal sized lots. According to the Sanborn maps, individual building lots have ranged from approximately 23, to 30, to 55 and 80 feet wide.

Because gaining title to the land was problematic for the citizens, Polk Newcomer, a Probate Judge, prepared a plat of Deer Lodge City based on DeLacey's survey, and entered it for the citizens. Newcomer appears to have gained title to the downtown area in trust for the citizens by officially patenting the land himself. Newcomer patented the land under an 1867 Act of Congress titled *An Act for Relief of the inhabitants of City and Towns upon the Public Lands*. The Land Office records show that the first known patent on the land where the district now lies, was patented by Newcomer on June 15, 1872 (BLM Land Patent Info). He patented 238.4 acres of the Deer Lodge Township that included: the SWSE 1/4 of Section 33 in Township 8N Range 9W; the SESW 1/4 of Section 33 in Township 8N, R9W; and the SWNE, SENW, NWNE and the NENW 1/4 of Section 4, in Township 7N, Range 9W. The total acreage runs approximately from Cottonwood Avenue, south to Peterson Creek, and from the Northern Pacific railroad tracks on the west, east to Dixon Street. It is the same legal location that is mapped as Deer Lodge City on the 1868 General Land Office map.

The earliest patents of land surrounding the Deer Lodge township include those of: William Clagett who patented a long strip bordering the downtown area that consisted of 118.9 acres to the east of Newcomer's land; Levi D. Bailey (40 acres), Hugh Brattan (160 acres), and John O'Neill (120 acres) all directly to the south of Peterson Creek; Henry N. Crepin (119.5), and Granville Stuart (40 acres), bordering Newcomer's land to the west; and Walter B. Dance (160 acres), James C. Grant (160 acres), and Conrad Kohrs (160 acres), all to the north of Newcomer and Clagett's land.

## Early Ranching

Deer Lodge was known for being some of the best agricultural land in the Northwest, watered by the Clark Fork which was the Deer Lodge River, the Little Blackfoot River, as well as by Warm Springs Creek. Unlike some towns and cities in western and central Montana that developed directly around gold mining, Deer Lodge was influenced economically by the traders who supported the mining communities. Ranchers had discovered the rich grass of the valley before gold was discovered in Virginia City and Bannack, but the proximity of the valley to the gold fields created a draw to cattle ranching, which became successful due to the surrounding market.

Several early settlers were drawn to the valley for its rich grass. Jacques Faquarer was a trader and an Indian who brought cattle into the valley from California as early as 1850. Francois Finley, a mixed-blood Canadian Indian known as *Benetsee* had brought in horses to breed from California in 1850 with plans to sell to a rapidly expanding market. In 1852 he discovered gold in Gold Creek. The market for cattle was created by miners, emigrants and the army during the Mormon uprising. Benjamin Ficklin, who worked for a supply contractor for the U.S. Army, was the first known major cattle purchaser in the area. He contracted for 300 head of cattle and one hundred horses to feed the army during the time of the Mormon uprising, when about 500 armed forces were sent into Utah. The clash between forces spread out for many miles and drove cattle ranchers north from the Beaverhead valley, explaining in part, why the army traveled so far into Montana to purchase their supplies.

One of the earliest white settlers and stock-growers in Montana was Deer Lodge Valley resident John Grant. Grant constructed his residence in 1859 at the confluence of the Clark Fork and Little Blackfoot rivers. In addition to raising cattle, Grant was well known for his trading operations with Native Americans and emigrants traveling through the valley (Van West, 1986:175). Grant had made his earlier home in the Bitterroot Valley (c. 1856). When he and his son, John, moved to the Deer Lodge Valley they already owned several hundred head of cattle. They had built their business up by trading for weary stock owned by emigrants traveling along the Oregon Trail, then fattening up the stock in the Beaverhead valley and selling the revived stock back to emigrants (Willard, 1996:19).

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 7

Grant's financial prosperity was also due to his heavy trading with the gold miners who had made their way to Virginia City and Bannack. His prices were apparently quite high, but miners in need would pay. According to Van West, Grant made a large sum of money by trading his herd of 2,000 horses in Salt Lake City for flour, and selling the flour at inflated prices to miners. In 1862 Grant constructed a new residence in present day Deer Lodge, ten miles from his original settlement. His new home was two stories with 28 glass windows and the lumber was hauled to Cottonwood from the mill at St. Ignatius Mission, over 100 miles away. Grant sold his property, along with the cattle and all of the farming implements to Conrad Kohrs in 1866. At the time, it was likely that Grant was one of the territory's wealthiest individuals (Van West, 1986:175). Kohrs purchase of the property and the animals for \$19,200.00, helped establish him as the new cattle baron in western Montana, with a ranch that eventually expanded to cover 25,000 acres.

Kohrs helped establish the farming, ranching and mining infrastructures in the area by constructing the Rock Creek ditch. This ditch supplied water to the mines near Gold Creek, and later supplied water to the area's agricultural fields. He was also experimental in the ranching field, introducing Hereford cattle to Montana and breeding shorthorn cattle. He shipped more than 8,000 head of cattle per year from the late 1880s to around 1913 (Van West, 1986:175). Kohrs died in 1920, but the ranch stayed in the family until 1972 when it was turned over to the National Park Service. The Park Service continues to operate the property as a working ranch, and this National Register site is just a few blocks northeast of the Central Downtown Business District.

As early as 1865, other cattlemen moved in to establish large ranches. William Thomas built a ranch on Warm Springs Creek (below Anaconda) and partnered up with Jim Purdy, running approximately 500 head of cattle and 250 horses. According to John Willard, French and Spanish herds were seen in the valley until 1857, when the army purchased hundreds of heads. As settlers moved into the valley and brought more cattle with them, Deer Lodge began to grow around the cabins and small commercial structures along Cottonwood Creek. The community had ranches, lumber mills and mining nearby, and John Grant had constructed a gristmill for grain. By 1869 a courthouse was constructed and the valley had 279 miles of ditches for irrigation and mining (Willard, 1996:103).

## Discovery at Gold Creek & Early Mining in the Valley

The gold discovery at Gold Creek, 18 miles west of Deer Lodge, is believed to have been the first verified in Montana. Francois Finlay, better known as Benetsee, was a fur trapper working for the Hudson's Bay Company and was said to have discovered gold there around 1852. The first strike is also reported to be in 1858, discovered by James and Granville Stuart and Reece Anderson, who returned to mine there in 1862. Although somewhat disputed, it is likely that Benetsee was the first to discover gold there, considering Granville Stuart referred to the creek as "Benetsee Creek." The Hudson's Bay Company was said to have kept the Benetsee discovery hush, fearing that a gold rush would impact the fur trade negatively (Van West, 1986:177).

In the spring of 1862, the Stuarts and company began to mine with pick and shovel and in May, had set up the first string of sluices used in Montana. By the turn of the century, mining on a much larger scale came to Gold Creek in the way of gold dredges, and millions in gold was extracted from what was then called the Pioneer District. The Pioneer Mining District was organized in 1867 and included Pioneer Creek, Pioneer Gulch, and various tributary gulches. It ran approximately five miles east/west and two miles north/south. With the increasing population in the district, Pioneer City was developed to help supply the area with goods and services. The 1860s gold rush at Gold Creek brought in hundreds of miners and merchants, and by 1867 the town boasted between 800 and 1000 people.

The Pioneer District may have had a majority of Chinese miners in the 1860s, as it was reported that there were 800 Chinese miners that were supervised by Tim Lee. By the time the Stuart brothers and Anderson had set up their sluice boxes on Benetsee Creek, the rush to Grasshopper Creek was already on. Miners were lured away from Gold Creek to the area that spurred the town of Bannack, and even the Stuart brothers temporarily followed suit. The Gold Creek findings were mined through the 1870s and brought in miners again from about 1905-1910 and again in 1930. Approximately 20 million dollars in gold was mined by the late 1870s. According to Fifer, that number today would transfer to approximately 333 billion dollars (Fifer, 2002:8-9).



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

**DRAFT**

Section number 8

Page 8

Successful summer mining was absolutely necessary for most miners, as those findings would have to carry them through the winter. Because many creeks were mined with hydraulics, they would often dry during the summer, so Conrad Kohrs, the stock rancher from Deer Lodge, constructed a flume of sixteen miles that would bring water to the Pioneer District. The water came in from Gold Creek and allowed hydraulic mining to continue. Fifer reports that an English company arrived in the district in the 1890s and began dredging, but the company was not well accepted by local miners. Kohrs and other supporters rallied against the English company and cut off their water supply as well as other necessary supplies that included timber. The company sued Kohrs and Company and the suit continued on into 1927. Around 1927 Pat Wall bought the English firm's holdings, as well as the holdings of Kohrs, which included water rights and the town site of Pioneer City. Wall continued to mine from 1933-1939, pulling out over one million in gold, even though mining in the Pioneer mines had long diminished (Fifer, 2002:8).

Around 1880 miners began to see a change in mining techniques, changing from the primitive methods of placer diggings to the more industrial method of quartz mining. Miners were seeking not only gold, but minerals such as silver, zinc and lead. In addition to the Gold Creek area, operations existed in the Emery district east of Deer Lodge, and the Champion district southeast of Deer Lodge. The Emery district flourished until around the turn of the twentieth century when silver prices dropped. The Champion district thrived from the 1880s to around the turn of the century, and was reactivated in the 1920s and again in 1964. The Phosphate area, near Garrison, was also productive in mining phosphate rock for its chemical properties (i.e. fertilizer), and Phosphate continued to contribute to the Deer Lodge economy well into the 1960s (Centennial Commission of Deer Lodge, 1964:9).

## The Territorial Prison

Montana was without a prison during its early gold rush days. Those found and convicted of violating Federal laws were sent to the Nebraska State Penitentiary, and those who violated territorial laws spent time in county jails. According to a state correctional overview, a federal prison was located in Virginia City for a short time, but it was inadequate for the demands of the Territory (State of Montana, 2006). Congress originally proposed a building site northeast of Bannock, but the Territorial government overruled the proposal and set their sights on Deer Lodge. At the request of the Territorial Governor, money was appropriated to build a federal prison in Deer Lodge, but Granville Stuart, J.S. Pemberton and others, arguing that the U.S. did not own the land they had chosen, opposed the site of the prison. The matter was settled by the U.S. Attorney General's Office, who ruled in favor of the federal government.

In 1869 Dr. Armistead Hughes Mitchell of Deer Lodge was appointed Superintendent of Construction and Building for the new prison, and an imposing structure at the south end of Main Street was completed in October of 1870. Prison ownership transferred from the U.S. Attorney General's Office to the Territory of Montana in May of 1873.

Throughout its early years, the prison was consistently overcrowded and too expensive to operate with the minimal resources available, and the Territory requested that the Federal Government once again resume administrative responsibility. The Federal government gained operational control in August of 1874, but also operated with an inadequate prison budget. To help make up for the financial deficiencies, convict labor became a popular method to help keep up with necessary improvements inside of the prison. For example, prison size was increased several times over the years using convict labor, and the upgraded prison was essentially completed around 1886. When Montana became part of the Union in 1889, the State assumed control of the prison again, but money was still lacking for the successful operation of the prison. The prison was deteriorating, overcrowded and getting worse, so the State contracted the entire prison operation to Frank Conley & Colonel Thomas McTague with a year-to-year contract renewal. Conley was appointed Warden and he remained in that position until 1921, when Governor Joseph Dixon relieved him of his duties. Conley utilized convict labor to extensively renovate the prison, and he is credited with transforming the deteriorating facility into a modern institution. Conley shaped the prison philosophy of rehabilitation through work, as he believed it to be an important tool to improve prisoner's self-esteem and self-respect. Through convict labor he helped rehabilitate prisoners, increase the prison size, and generate income for the prison.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 9

---

Prisoners were hired out for both public and private work, and by 1800 one-third of the prisoners worked outside of the prison at special camps. A majority of them worked on building projects throughout the state. The prisoners working outside of the prison were essentially unrestricted. They were not chained, and were without cells, typically sleeping in tents. The camps would house about 75 prisoners who were overseen by three unarmed guards. The work system was based on trust, and the slightest infraction would immediately put a prisoner back behind bars. According to the State of Montana, "Depending upon the historian's viewpoint, Warden Conley either operated within his contractual obligations while running the prison as his own personal estate manned by convicted serfs, or he was an individual who: "tempered...pragmatic use of convict labor with a genuine concern for the prisoner's well-being". In either event, Conley and McTague developed a system of contracting prison labor for local projects, which continued until 1921 (State of Montana, 2006)."

Conley's prison labor projects increased throughout the years and from 1910 to 1920, prison construction crews traveled throughout Montana to erect numerous state buildings. The county had authorized the construction of a brick kiln at Deer Lodge in 1911, and the brick was used by the prison crews to construct buildings at the prison and at other state facilities. According to the State of Montana, these buildings included: "the women's dormitory, store building, laundry, dining room, and inmates' dormitory at the Montana State Hospital in Warm Springs; the women's and the men's dormitory at the Institution for the Insane in Warm Springs; and the sleeping pavilion, power house, kitchen, and dairy barn of the State Tuberculosis Sanitarium in Galen (State of Montana, 2006)." Prison labor built the hospital and the administration building in Warm Springs in 1920, and built approximately 500 miles of roads throughout the state. Prison labor also helped construct a 1,000-seat prison theater in 1919. The theatre was the venue for band concerts, movies, and various live performances, and it served as an entertainment facility for both inmates and Deer Lodge residents.

The wardens that succeeded Conley continued his practice of using convict labor as a rehabilitative tool, and as a tool to save the State money on various projects. Several of the wardens that followed helped convert the facility into an educational and industrial institution. Prisoners constructed buildings, worked at the brick kiln and the sawmill, farmed on the 30,000-acre prison owned ranch, worked on road building projects, and worked in the prison shoe and upholstery shops. The Montana Legislature appropriated money for a license plate factory and for a garment factory in 1927. However, the 1930s depression put a damper on prison industry, as the State curtailed the use of prison labor. Non-inmates seeking jobs viewed convict labor as competition, and the funding for prison industry and construction projects inside the facility were eliminated.

With the prison funds depleted, a long period of retrenchment began, and the prison evolved into strictly a maximum security or confinement prison. "In 1958, the Montana Legislative Council investigated the Prison and summarized: "...not a single major physical facility at the Deer Lodge prison could be described as coming up to modern standards. Much of the prison is so antiquated, obsolete or limited in size that it is a positive detriment to basic correctional aims...to expend much money for this purpose (State of Montana, 2006)." In 1958 the Warden, the Governor, the Prison Commissioners and the state's Prison Subcommittee came up with plans to construct a new prison, and a federal loan was granted to the State that same year. However, the people of the State had to vote in the new prison, as the revenue was derived from a state mill-levy. The new prison was defeated at the polls, but the request continued throughout the 60s and 70s, and a new prison was finally constructed five miles west of Deer Lodge in 1977.

The prison industries have been important to the economic stability of Deer Lodge, and a portion of the growth in the community can be attributed to the prison facilities. Historically, many residents of Deer Lodge have been employed by the prison or have worked in enterprises that have supported the institution.

## Roads and Rails

Roads and rails were important to the economic success of Deer Lodge and Montana in general. They were the link that tied the economies of the west to those of the east, helping transport emigrants, and ship minerals, lumber and cattle. The roads, although sometimes little more than barely visible trails, brought emigrants in from the east. This influx of emigrants eventually brought Montana into the Union.

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

**DRAFT**

Section number 8

Page 10

---

Lieutenant Mullan came through the Deer Lodge Valley in 1859, arriving at the present site of Garrison. A year prior, Johnny Grant had constructed his cabins there. Mullan constructed a road from Fort Benton to Fort Walla Walla, and during the years of 1860-1863 spent time in the Deer Lodge Valley. In 1862 he employed Samuel Hugo of Deer Lodge to construct a bridge over the Hell Gate River (Clark Fork). The Mullan road was important for emigration, serving as a route for those heading to Oregon, and the Idaho and Montana mining sections, and for moving goods and services between the busy forts. When the Mullan road was complete, it offered a road that could be utilized by wagon trains, which spurred additional jobs in the field of freighting.

Two of Deer Lodges earliest freighters that ran between Fort Benton and Deer Lodge were John Grant and Alexander Pambrun (circa 1862-1867). With the new wagon road, stage companies began to pop up in Deer Lodge, offering services to Helena, Virginia City and other places that connected Deer Lodge to the larger economy. The expeditions of Captain James L. Fisk, which brought emigrants and supplies to Deer Lodge, were also essential to early valley development. The people of Wisconsin, Illinois and Minnesota insisted on a northern route to the gold fields of Montana, and Fisk assisted by mapping out a road. He was contracted to guard the emigrants from Minnesota to Montana, with his first expedition in 1862. He arrived in the area of what is now Garrison in September, essentially traveling the Mullan Road from forts Benton to Walla Walla. Fisk returned to the Deer Lodge area again in 1863 and noted that Cottonwood City was then a town of thirty houses and 150 people. He noted that the mines, although paying fairly well, were mostly deserted, since people had headed to the diggings at Bannack (Speck, 1933:110). In 1865 the Montana territorial legislature commissioned the Hell Gate and Deer Lodge Wagon Road to be constructed. This was likely an improved road that was perhaps somewhat more of a direct route between the Deer Lodge and Missoula valleys.

By the early 1880s, the Union Pacific railroad made its way up from the south, and the Northern Pacific railroad made it out from the east, with lines joining at Garrison. The first railway to reach Deer Lodge was the Utah & Northern, completed in 1881. The line ran from Ogden to the north, terminating at Nissler Junction (Junction of I-15 and I-90 and I-15), with the narrow gauge branch built to Garrison to connect to the Northern Pacific line in 1882 (Axline, 2006). The use of the Utah & Northern ended shortly after the arrival of the Northern Pacific Railway, the transcontinental route along the northern tier of the United States (Minneapolis to Seattle). Although the railway system was considered a great technological advance for shipping goods and people, there was much opposition to the railroad in Deer Lodge. Large numbers of individuals and families were supported financially from guiding and freighting along the wagon roads and trails, and competing with the new transportation system put most of them out of business. However, in time, the proximity of Deer Lodge to the railroad helped the downtown economy, allowing for goods and services to be shipped directly in and out the city, as well as to and from the Territorial Prison.

The railway construction of the Northern Pacific began in the east and the west, and came together at a point a few miles north of Deer Lodge (between Gold Creek and Garrison). The Northern Pacific line came with a Western Union wire that ran to the branch office in New York, connecting the Deer Lodge Valley to the rest of the country (Centennial Committee of Deer Lodge, 1964:16). The year was 1883 when the President of the railroad, Henry Villard, drove the Golden Spike. A large number of people attended the ceremonies, including foreign heads of state, but the first ceremony was noticeably lacking Montana residents.

The Chicago, Milwaukee & St. Paul Railway was the last to make its way to Deer Lodge, but like the Utah & Northern, made Deer Lodge a division point for the line. The railway was completed in 1908 and Deer Lodge served as the headquarters for the Rocky Mountain Division (which extended west to Avery, Idaho). The city bustled for many years due to the CM&STP, with extensive rail maintenance shops located just southwest of the Central Business District offering numerous employment opportunities.

Beginning in 1915, the Milwaukee & St. Paul Railway was the first to electrify some of its lines, and by 1917 the railroad had eliminated all of its steam locomotives that ran over the mountains. The electric train's last run through Deer Lodge was in June of 1974 (Centennial Commission, 1964:16). The locomotive that stands at the Old Prison Museum in Deer Lodge is the only one of the 12 locomotives saved by the Milwaukee railroad that was produced by the General Electric Company for the U.S.S.R., beginning in 1946. When first produced, they were considered the most powerfully built locomotives in the United States (Historic American Engineering Record, 1983).

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 11

Frank Conley, Warden of the penitentiary and long-time Mayor of Deer Lodge was a major influence in bringing the CM&STP shops to Deer Lodge. Conley donated the land to the railway, and pushed the railroad to set up their shops in the city. The train had a huge impact throughout Montana, affecting individuals, cities, and the state as a whole. Johnny Grant had constructed his first home at what is Garrison Junction today, but he left Deer Lodge to live in Manitoba around the mid to late 1860s. He returned for a visit to Deer Lodge in 1886 and visited the spot of his old home at Garrison. To see the impact of the railroad industry that had come to occupy his home site was powerful, as Grant recalled that:

*My heart came up to my throat. I could have set there and wept like a child at the recollection of those days. Some of my first children were born there and they and their mother were dead and gone. But I was a man, not a child. I repressed my emotions and kept the survey of the place. What a change the advent of the railroads make in a place, and right there [tracks] are so numerous (Meikle, 1996:197).*

Eventually the automobile came into popularity, and with it came organized interests throughout the country to push state and federal governments to create and maintain roads. A nationwide effort to create the first transcontinental highway through the northern tier of the United States began in 1912, with the creation of the Yellowstone Trail. This same effort created the Yellowstone Trail Association, which was formed to lobby for good roads to be constructed throughout the United States. The route of the transcontinental highway was conceived by J.W. Parmley of Ipswitch, South Dakota. The route was to begin in Mobridge, South Dakota, run to Hettinger, North Dakota, and then to Yellowstone National Park, but the conceived route was soon expanded to run from Plymouth Rock to Puget Sound (Yellowstone Trail Association, 2005). The route took several years to create, and was firmly established around 1917 (Yellowstone Trail Association, 2006).

According to the Yellowstone Trail Association, the historic route of the Yellowstone Trail ran along Main Street in Deer Lodge, directly through the center of the Central Business District. The Yellowstone Trail through Montana eventually became Montana's Highway No. 10, but the early trail was created, maintained, and marked by anyone who had an interest in the road. Typically, the trail work was conducted by farmers, ranchers, and interested community members, and was marked with the trail's official mark, a yellow circle with a black arrow. The yellow and black paint was applied to boulders, fence posts, or anything available to mark the route (Krigbaum, 2006:7).

The Yellowstone Trail Association once operated much like AAA does today, publishing brochures and maps of the trail and keeping people informed of road closures, but the association's major influence ended around 1930. This was in part due to a modern highway system that established numbered interstate routes, and the federal government, American Association of State Highway officials, and the state highway commissions designated the routes to be connected with a network of federal highways. Around 1930 the Trail Association was replaced by the Yellowstone Highway Association, which operated until about 1939 (Axline, 2006). The Yellowstone Trail Association was again formed in 2003 to increase public knowledge of the trail and to promote heritage tourism.

## Early Downtown Development

According to the Sanborn Fire Insurance maps, Claggett Street was the first named street in the immediate area of downtown Deer Lodge (prior to 1888), while the others were numbered and lettered. Mr. Claggett was a large landowner in Deer Lodge, and served as a delegate to the Republican National Convention and a delegate to the U.S. Congress from Montana Territory. Claggett was also a freighting tycoon with trading posts on the upper Missouri (Axline, 2006). Sometime between 1890 and 1894 another named avenue followed, called California. The large numbers of recently transplanted miners and cattlemen from California may have influenced this early named avenue.

The north/south running streets, including what is now Main Street, were originally lettered. Main Street was C Street, and the letters ran from west to east in sequence. The east/west running streets were numbered, increasing in number as one travels south. According to the Sanborn map company, the numbered and lettered streets remained as late as 1908 and were changed sometime between 1908

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

**DRAFT**

Section number 8

Page 12

---

and 1912. According to the Deer Lodge Historic Preservation Commission, the street names were changed around 1910 to coincide with the arrival of the Milwaukee Railroad. The primary east/west street running to the track was named Milwaukee Avenue. The lettered streets became numbered or named streets, and the numbered streets became avenues, typically place names. Because there are no known early address directories for Deer Lodge, it is unknown how accurate the Sanborn maps are in illustrating early street names. Based on Gazetteers and newspaper advertisements, it is believed that early Deer Lodge residents utilized some street names long before they were officially mapped, including Main Street.

The six blocks located in the Central Business District were all laid out in a similar manner regarding size, as well as their alley and street widths, but lot sizes are another matter. As previously mentioned, lots greatly vary in size. For instance, in 1890 the number of lots documented by the Sanborn Company for each of the six blocks varied, with the blocks having 21, 22, 30, 32, 35, and 42 individually numbered lots. On average, however, only about 17 buildings would occupy the block at any one time. On average, 11 commercial buildings occupied the commercial side of the block, while 6 buildings (often a mix of residential and commercial) occupied the residential side of the block.

The lots or businesses were numbered by the Sanborn Company in sequential order starting with the number 1, from 1884 through 1908. It wasn't until 1912 that the lots were referred to by a building address. The newspaper advertisements from the 1890s up to around 1920 do not typically advertise addresses for the downtown businesses, only their general location. There was little need for building addresses early on, as the Central Business District remained small over time, and owners simply advertised whether they were located on the north or south end of Main Street, or where they were in relation to the railroad tracks. It appears that the Deer Lodge Central Business District was considered to be "North Main Street" during the city's early developing years. Although businesses didn't advertise a specific address, they did advertise their phone numbers, and as one would expect for a town of that size, the phone numbers ran in sequential order, starting with "phone #1."

In 1914, The Silver State newspaper reported that there were no crooks or turns in the streets, and that they all ran by the compass. The streets were graded and graveled and it was reported that the old sidewalks were replaced with cement walks and that more than 20 miles of walks were laid by that time. Several of these walkways are stamped "1909" in and around the district. Prior to paving, and as early as 1870, Main Street was graded and graveled with 12' wood plank sidewalks that ran along some of the businesses (Courchene, 1989:129).

In the early developing years of the downtown, animals running loose was a constant problem for business owners. The most common complaint was that animals would eat out of the produce wagons. Laws were laid down and fines imposed for stock, dogs and stray hogs running at large. Animals were impounded and owners were fined a minimum amount, and required to pay for any damages done by the animal.

The 1890 Sanborn map listed the water facilities for Deer Lodge as a rock and cement reservoir, 25' x 25' x 15' deep, with one reservoir 20' x 100' x 15' deep, that was connected by 10" iron pipe. Reservoirs were at that time, 20' apart, 2 miles east of town, and were supplied by an 8" x 10" box flume. The stream was located about 1¾ miles east of the reservoirs. About 7 miles of iron water mains ran to fire hydrants at the time, and it was noted that the fire department volunteers had one fully equipped hook and ladder truck. The construction of a sewer system began in 1891 and around that same time, an electric light plant was established by a stock company proposed by N.J. Bielenberg, H. Zenor and Mantle & Warren, who built and operated the franchise. Behind the franchise was Conrad Kohrs and S.E. Larabie, president and vice president of the Deer Lodge Electric Company.

In the spring of 1887 Cottonwood trees were planted along Main Street and other parts of town for shade. According to the Great Falls Tribune, the idea for planting the trees had been presented in 1876, at an Independence Day celebration. A group had gathered in front of the courthouse and sweltered in the heat while listening to James H. Mills, the speaker. Apparently Mills sensed their discomfort and made the tree planting suggestion. Caring for the cottonwood trees, however, would be no easy task, perhaps explaining in part why it took eleven years to execute. Cottonwood Creek was dammed and the water was sent through a ditch in order to irrigate the



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 13

trees. One of the ditches ran across the 500 block of Main Street in the Central Business District. In 1914 it was reported that cottonwood, poplar and Norway pines lined many of the streets, including the downtown area. The cottonwood's that had been planted in 1887 only lasted 65 years before they were deemed a "menace to safety," and were removed by the city in the spring of 1944 (Great Falls Tribune, April 16, 1944).

## ***BUSINESS OWNERS AND BOOSTERS - PERSONS OF SIGNIFICANCE IN THE EARLY ECONOMIC AND CULTURAL DEVELOPMENT OF THE DOWNTOWN (CRITERION B)***

There are several individuals who contributed significantly to the city's early financial, artistic and cultural growth. Although certainly men and women alike were active boosters in the city, historical documentation of the significance of women in the economic development of Deer Lodge is scant. As early as the 1890s, however, businesswomen began advertising their services in the newspapers, revealing that there were several who owned and operated downtown businesses. Many owned milliner shops or bakeries, as did Mrs. E. L. Sweet, or restaurants, like The Club Café owned by Mrs. C. Steele. Others, like Mrs. Amelia Curn owned and operated the City Hotel, which by 1909 also housed the city's roller skating rink. Some served as strong financial hands behind new businesses, as did Mrs. Martha Wallace, who helped influence the idea of opening the Deer Lodge Bank & Trust Company, and served on the first Board of Directors. However, due to the scant historical documentation regarding the businesswomen of Deer Lodge, a majority of the following information reflects only on the businessmen of the city.

Certainly there were few boosters of Deer Lodge like Johnny Grant during its earliest developing years. Having been one of the valley's first settlers and a wealthy man at the time of his arrival, he was a great influence in the area's development. He lent money to many of the town's businessmen, started businesses himself, and was a large property owner. He owned many downtown lots that had businesses constructed on them. His residence was a common rest stop and place of business for travelers and traders. In addition, his residence hosted Catholic Church services conducted by Reverend Remigius DeRyckere, the first secular priest to reside in Montana Territory. Grant's place was referred to as the "mission," and services were held at his residence for many years until October of 1866. At that time, the services were moved to a log house on Main Street, located between Montana and St. Mary's avenues. The structure was the first church building erected in Deer Lodge, and was home to the Catholic Church of the Immaculate Conception. In 1875 DeRyckere began construction of a new church, completed in 1876, which became St. Mary's Hall.

Grant's memoirs reveal that when he left the valley around 1867 he left his business affairs to an agent by the name of Pemberton. Pemberton was to take charge of the property and according to Grant, his property included:

*\$25,000 worth of goods that had come from St. Louis that spring and \$15,000 worth of notes to be collected; the saloon, which with its fittings had been valued at \$19,100; four town lots; the blacksmith shop; the restaurant; [and] the site of the livery stable. The lot where the brewery was built, and which had cost me \$2,200, was sold for \$1,800. All I received out of this property, including the \$25,000 worth of goods, was \$11,800, which came to me in various amounts during the next few years (Meikle, 1996:171).*

The man in charge of Grant's property was likely, J.S. Pemberton, an early settler of Deer Lodge who partnered up with Robert S. Kelley, the 5th U.S. Marshal of Montana, to run a Deer Lodge mercantile. They operated their business for about five years under the name of J.S. Pemberton & Company selling groceries, dry goods, clothing, shoes, and hardware, until Pemberton went into mining at Pioneer. He served as an officer in 1866 in the organization of the Pioneer mining district and was one of three officers that included Hugh Bratton and James Glasgow. When the mining district was organized, two hundred foot claims were proposed, and one could stake a personal claim, as well as a claim for a friend. It was said that 2400 claims were staked at that time (Courchene, 1989:20). Pemberton & Kelley's partnership continued to be successful. In 1870 their property was valued at \$25,351.00, in which they were taxed \$539.29 for that year. Pemberton offered employment to many residents who worked on his horse and cattle ranch. J.S. Pemberton was married to Miss Mary L. Foreman.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 14

---

Robert S. Kelley emigrated to Montana in 1863 after leaving the Confederate service (resigning his commission). He first arrived in Alder Gulch and eventually made his way to Deer Lodge. In addition to his mercantile pursuits with Pemberton, he engaged in mining at Pioneer City, was one of the original incorporators of the Rock Creek Ditch Company, and was a member of the Pioneer Association, serving as Vice President for the county. He was an active Democrat and in 1885 was appointed Marshal for Montana by President Cleveland. (*Electronic page of the MT Hist Soc. With the direct source being the New Northwest News The New-Northwest, Deer Lodge, MT, Friday, September 26, 1890*).

James Stuart was the first official lawman in Montana history, although he only served as sheriff from July 1862 to April 1863. He later helped form the Masonic Association in Deer Lodge in 1869. In September of 1862 James' brother, Granville, and a business partner of the Stuart brothers, Frank H. Woody, headed over to the new community of Hell Gate (Missoula) to organize the Missoula County government. Their hopes were to create some order to the sprawling Missoula County, which covered most of Western Montana. Woody became the county auditor and Granville became a County Commissioner, with James becoming sheriff.

The Stuart Brothers (James and Granville) arrived in Deer Lodge City from California in 1857. They relocated in 1861 to a place they called American Fork, located at the mouth of Gold Creek, and mined for a short time. The Stuart brothers then moved on to Virginia City in 1863 and James formed a general merchandising business with his partner, Walter Dance. James died in 1873. Granville was also a merchant, as well as an early cattle baron who married Miss Arbonnie in 1862. He became president of the Montana Stock Growers Association in 1884 and served as the State Land Agent in 1891. As Land Agent, he selected hundreds of thousands of acres of public lands for schools across Montana. According to Courchene, he was named Minister to Uruguay and Paraguay in 1894 and died in October of 1918 (Courchene, 1989:16).

Thomas was another one of the Stuart brothers who can be credited in part for the mining hype in Montana. Thomas was working the mines in Colorado when he received a letter from Granville regarding the Gold Creek discovery. Thomas shared his letter with those he knew, and spurred a large emigration of Colorado miners to Montana. Thomas went on to marry Miss Ellen Armell in Deer Lodge. In later years he served as the Territorial Veterinary Surgeon and bred race horses in Deer Lodge. He died in 1915.

As early as 1867, Conrad Kohrs raised stock in the Deer Lodge Valley and the Sun River country with his half brother, John Bielenberg. Kohrs settled in the Deer Lodge Valley in 1862 but soon moved to Virginia City and Bannack, and worked as a butcher. He later managed shops in Deer Lodge, Helena, Blackfoot and Pioneer, and married Augusta Kruse in 1868. Kohrs was an integral part of the infrastructure for mining and agricultural irrigation, creating the Rock Creek Ditch along with William Irvine and others. The ditch is quite an engineering feat, as the ground that was dug is made up of quartz conglomerate and was nearly impossible to dig. It was reported that even dynamite didn't help to construct the ditch and that the ditch was dug with iron gads, chipping off only small pieces at a time, and whipsawed lumber was utilized for flumes. The water company formed by Kohrs was profitable, as the water was sold to scrip-holders, and the water was sold about four times a year, amounting to \$72,000.00 in 1867 (Courchene, 1989:21).

The Beilenberg Brothers include Nick, John and Charles, all half-brothers of Conrad Kohrs. Butchers by trade, they ended up settling in Deer Lodge after arriving at Fort Benton. Their start in Deer Lodge came by invitation from Kohrs, who offered them jobs operating his butcher shops throughout the territory (National Park Service, 2006). Charles H. Bielenberg came to Deer Lodge in 1866 and opened the City Market. He ran that business for many years and married Mary Wilhelm in 1869.

Nick, the most prominent businessman of the three brothers, came to Deer Lodge and married Annie Bogk, who's parents owned and operated the McBurney House in Deer Lodge. Nick bought and sold ranches and butcher shops, and established large livestock and butchering operations that were known throughout the northwest, including a wholesale business that became the Butte Butchering Company. The Beilenbergs and Kohrs became involved in large cattle operations in the 1880s and Nick soon entered into the sheep industry, handling more than 130,000 sheep in one year (Courchene, 1989:48). Nick's large dwelling, constructed in Deer Lodge in

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

**DRAFT**

Section number 8

Page 15

---

1883, became the high school, but was removed in 1917 to make room for a larger, more modern building. The residence he constructed later, is currently on the National Register of Historic Places.

In addition to his involvement in the stock and butchering business, Nick served as President of the Champion Mining Company and Vice President of the Deer Lodge Mining and Reduction Company. Along with his son-in-law, W.I. Higgins, he helped build a 12-mile, 50,000 volt transmission line to the B and H Mine, putting it on the map as one of the first mines in the country to operate electrically (Courchene 1989:48). Nick was a delegate to the National Convention in 1892, and as a friend of Theodore Roosevelt, was a delegate to the National Progressive Convention that nominated Roosevelt for President in 1912. His interests at home were diverse. He was one of the founders of the Citizens Water Company where he served as President; he was involved in the construction of the new Hotel Deer Lodge; he was financially involved in the completion of the Deer Lodge Woman's Club House, in which his wife, Annie, was a Charter Member; he was a member of the Masonic Order; and he headed the fight for the area's farmers and ranchers against the powerful Anaconda Copper Mining Company's air-pollution. The suite was known as the famous "Smoke Case" that began in 1905 (Fred J. Bliss vs. The Washoe Copper Company and the Anaconda Copper Mining Company, 1905-1909).

James H. Mills was the proprietor and editor of the New North-West newspaper in Deer Lodge, first published in July 1869. He began his publishing career by working for the Territory's first newspaper, The Montana Post, in Virginia City. After being hired by the Post, he soon became editor and moved to Helena when the paper was moved there. The paper closed and Mills, believing that Deer Lodge held opportunity, started his newspaper there. The New North-West first ran weekly then daily, and then back to weekly. As previously discussed, Mills was said to have been progressive, often reporting on the Indian situation in the territory from the perspective of the Indian, and hiring a Blackfeet Indian by the name of Duncan McDonald to report to his readers.

Mills was from Pennsylvania and was referred to as "Captain Mills," an honored Civil War soldier. He served as First Lieutenant of Company G, involved in Fredricksburg and Gettysburg, and was given the highest honor Company G could bestow, three times. He later became a leather worker and then, like many who reached the West, a miner. He was appointed Secretary of Montana Territory by President Hayes and was later assigned collector for the Internal Revenue. He had also been appointed the Commissioner of Agriculture, Labor and Industry, and when Powell County was established, became the Clerk and Recorder. The Masonic Association of Deer Lodge was formed by James H. Mills, N.C. Boswell, James Stuart, James Snow and others, with the charter issued on October 5, 1869. Mills eventually sold his newspaper, as he was too busy to keep up with it, but the paper continued to run until sometime after 1904 when Mills died. It was discontinued and others popped up, including the Powell County Post in 1910, which was taken over by The Silver State in 1915.

Dr. Armistead Hughes Mitchell was a pioneer physician and surgeon in the Deer Lodge Valley who constructed the Mitchell Block in downtown Deer Lodge. Mitchell, the Superintendent of Construction and Building of the Territorial Prison, was appointed by President Grant to start the construction in 1869. According to a Territorial Prison overview, Mitchell established a hospital in Deer Lodge as early as 1862 and was contracted by the county commissioners in 1869 to house and feed the county's poor and sick. His budget was \$3600.00 per year and this was to include medical attention. He hired two employees and leased the Bowie House in Court House Square, a building with five rooms and two baths (Territorial Prison, 2006 electronic information). Mitchell also served as a physician and surgeon for the prison and was appointed superintendent of the State Hospital in 1877. He was schooled at the University of Virginia and studied medicine at the University of New York, earning the M.D. degree in 1852. Before coming to Deer Lodge in 1865, he practiced as a doctor in California, Nevada and B.C. from 1853-1864 (Courchene, 1989:150).

William Coleman was a Deer Lodge merchant and the builder of the Coleman-Lansing Block in the Central Business District. He was an early Montana pioneer having had interests in mining, and was reported to have been a "beloved citizen" of Deer Lodge. He came to Montana as a blacksmith in 1866 and prospected for gold throughout the territory. He was one of the first men to successfully work the main channel of the Last Chance Gulch diggings at Helena, and he lived in Helena until he was injured by a mining accident. He sold his holdings in 1871 and moved to Deer Lodge, engaging in the jewelry business for the entire time of his residency. He operated Coleman & Co. businesses in Deer Lodge, as well as in Philipsburg and Butte. His residence, just a couple of blocks from his



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 16

downtown landmark commercial building, is a Queen Anne residence on Missouri Avenue, currently utilized as a bed and breakfast and listed on the National Register of Historic Places.

Coleman served as President of the Montana Pioneers and having been a soldier, served as the department commander of the G.A.R. organization (Grand Army of the Republic). G.A.R. was organized a year after the end of the Civil War and was dedicated to preserving the memory of fallen comrades. It was organized in Montana on March 10, 1885. Coleman was also the original organizer of the Citizens Water Company of Deer Lodge and he served 31 years as the treasurer of the Masons. He was a member of the fire department in 1875 and along with his son Joseph, brought a gravity water system to Deer Lodge. Although he still maintained some mining interests, Coleman found success in the general merchandise business, and in 1871 he opened a business under the name of William Coleman and Company. The store became a specialty business selling jewelry, housewares, cosmetics and select groceries. William was married to Lucy and their daughter, Alice, married Joseph Mulcahy, a jeweler and watch maker who was hired by Coleman as his business grew. Coleman died in December 1925 and business was suspended throughout the entire downtown during the day of his funeral (The Silver State, Dec 10, 1925:1).

Peter Lansing, Coleman's partner in constructing the Coleman-Lansing Block, was a boot and shoemaker before coming to the United States. He first settled in Brooklyn and made his way west, coming to Deer Lodge in 1870. He worked as a cobbler and then purchased a Main Street men's furnishings business. He operated the store for many years and was a highly involved citizen, organizing the Odd Fellows' encampment as well as the first Odd Fellows' Grand Lodge in Montana Territory (Courchene, 1989:128).

William A. Clark, one of Montana's Copper Kings and one of the most powerful men in Montana's history, was a resident and booster of Deer Lodge. Powerful but often lacking scruples, he was elected as a Democrat and became a Montana Senator during 1899-1900. He vacated his seat in May of 1900, before a resolution could be adopted that declared his election void due to election fraud. He had reportedly bribed members of Montana's Legislature with more than a third of a million dollars, but he was elected again from 1901-1907. He had won his seat again in part, by campaigning to miners and their unions, to whom he promised better working conditions and an eight hour work day. His campaign promises, however, came up empty. He was one of the wealthiest men in the territory around the turn of the century, and although he had strong ties to various locations that include Helena, Missoula and Hamilton, his financial start began in Deer Lodge with the bank he opened in 1872. Clark had come to Montana in 1863, first engaging in placer mining around Bannack, and later taking up mercantile pursuits in Helena and Blackfoot and banking in Deer Lodge. He continued to engage in these and other pursuits like the railroad throughout his life. His early successful ventures included his company stores, providing goods to miners and their families in the rural mining towns of Montana. Known for selling at extremely inflated prices, he made his profits quickly. Clark went on to own a mining empire that included not only the mines, but also the smelters for processing the minerals.

Clark had served in the Civil War in the Confederate military, and deserted his post in 1862. He later served as a major of a battalion that pursued Chief Joseph and his band of Nez Perce in 1877. He was president of the State constitutional convention in 1884 and again in 1889. Clark went on to become one of founding fathers of Las Vegas, after constructing a railroad from Salt Lake City to Los Angeles, in order to cut the time of transporting his minerals to factories, and then to the shipyards. The railroad was completed in 1905. According to a Las Vegas history:

*Locating natural springs that could provide water for the steam locomotives between the two cities convinced Clark that he had found the perfect site for a way station: Las Vegas.*

*The Clarks arranged to share the stock in the San Pedro, Los Angeles & Salt Lake Railroad with railroad tycoon E. H. Harriman. J. Ross Clark was placed in control of the railroad, which was completed in January 1905. They then created the Las Vegas Land and Water Company to run the town.*

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

**DRAFT**

Section number 8

Page 17

---

*Clark then went about creating a town around his new whistle stop. On May 15 and 16, 1905, 2,000 acres of land around the railroad tracks were put up for sale, with ads promising to reimburse the return train fare for any buyers. That morning, the Las Vegas Land and Water Company promised to build a depot and railroad repair shops to provide jobs. Clark auctioned off more than 600 lots; by the end of the auctions, he had made a profit of nearly 500 percent. The auction was the beginning of what would one day become the most visited place in the world: the town of Las Vegas was born.*

After establishing his railroad he continued to serve as Montana's Senator until 1907 when he focused again on his banking and other ventures. His final days were spent on Fifth Avenue in New York City, in a residence of more than 100 rooms. He died in his New York City home March 2, 1925 at the age of eighty-six.

Robert W. Donnell was behind what would later become the Larabie Brothers Bank in Deer Lodge. The original bank partners included Robert W. Donnell, who owned mercantile businesses in Virginia City and Helena in the mid 1860s. He opened a mercantile in Deer Lodge around 1865 and William Clark and Samuel E. Larabie soon became involved in his firm. They all sold out of the mercantile business in 1869 and became bankers. Donnell moved to New York and retired, but continued to have interest in the Deer Lodge banking business. He eventually lost interest, and Larabie and Clark went their separate ways. Larabie, along with his brother C.X. Larabie, operated the Deer Lodge branch bank until 1933.

S.E. Larabie was a financial booster of the downtown and owner of Larabie Brothers Bank, located at 401 Main Street. Larabie's bank had direct ties to many of the downtown commercial building developments, in that the bank financed the ventures. For instance, the building located at 314-316 Main Street was constructed in 1911 and originally served as the United States Post Office. That building was "put up" by S.E. Larabie (The Silver State, September 1911). Larabie was also behind residential developments in Deer Lodge, with his 250 lot Larabie Addition approved by the County Commissioners by 1899. The lots ranged in price from \$50.00 to \$225.00, and the loans naturally, were through Larabie's bank. His addition is located along the northern boundary of the downtown commercial district (original town site) and to entice newcomers to the city, he offered a free lot to any non-resident of the city who constructed a home in his addition at a minimum cost of \$2,000.00.

Jacob Van Gundy erected the DLBA Block (a.k.a. Van Gundy Block) located at 402-404 Main Street in 1887, with the second level housing a popular club room called the West Side Club (Courchene, 1989:299). Van Gundy also owned the Western Brewery, in which he had established in partnership with Robert Fenner in 1874. The brewery, located about a mile west of the downtown, shipped beer to Butte and as far north as Thompson Falls. VanGundy later became the sole owner of the Brewery and brought a brew master to Deer Lodge from Germany to work for him. He eventually sold the brewery to that brew master, John Gersstackekr. Van Gundy was born in Ohio in 1834 and arrived in Montana in 1865 to mine. He was married to Cornelia Lyons, who had been widowed and they had six children, two from her previous marriage.

Peter Valiton was born in France in 1832 and came to Montana after working in merchandising throughout the U.S. He arrived via Fort Benton and came to Deer Lodge in 1867. He continued in the merchandising business in Deer Lodge and in Butte, and went into ranching as well. He owned a large ranch adjoining the city of Deer Lodge on the south and east side, which sold in 1911. He owned the brewery in downtown Deer Lodge, and gave Leopold Schmidt, the founder of the Olympia Brewing Company, his start. Valiton's Deer Lodge Brewery housed a beer house, coolers, bar room, bottle and fermenting cellars, a malt house, mills, kilns and store rooms. He reported his production to the Internal Revenue in 1869 at a thousand gallons per month, reportedly the second largest return of any brewery in Montana Territory (Courchene, 1989:120).

Leopold F. Schmidt, who had worked for Peter Valiton's brewery, became a prominent booster of Deer Lodge, erecting downtown buildings including the Deer Lodge Hotel, in which he served as the largest shareholder. He operated breweries in Deer Lodge and Butte, and he later founded the Olympia Brewing Company in Washington. Leopold and his brother arrived in Montana in 1871, via Fort Benton. Having insufficient funds to pay for the overland passage at the time of their arrival, they walked from the fort to Helena,

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

**DRAFT**

Section number 8

Page 18

---

and earned enough money mining to pay to have their baggage shipped.

In Helena, Leopold worked as a carpenter, his newly acquired trade. He soon traveled to Butte where he built thirty wood-frame structures (likely residential). In Butte he partnered up with John M. Bowes and they advertised locally that they were contractors and builders and could provide custom made coffins. During this time he befriended Peter Charles Valiton who owned the Deer Lodge Brewery. Valiton's health was poor in 1874, and seeking to return to Europe's Baden-Baden health spa for a short time, he asked Schmidt to oversee the brewery. When Valiton returned, he entered the wholesale wine and liquor business and sold the brewery to Leopold, who in 1875 formed a partnership with Valiton's brewer, Raymond Saile. The two established the Centennial Brewery in Butte, named for the nation's 100th anniversary. After the completion of the brewery, he dissolved his partnership with Bowes in 1876, and his building activity ceased. The new brewery's trademark was a horseshoe, which was a component of the Schmidt coat of arms. This component went on to become one of the most recognizable brewing trademarks with the Tumwater Falls cascading from a horseshoe. Schmidt went on to become a prominent member of Butte. He served as County Commissioner of Silver Bow County, and served two terms in the Montana House of Representatives. Due to his expertise in the building trades he served as a member of Montana's Capitol Building Commission. Leopold died in Bellingham Washington, in 1914.

O.B. O'Bannon was a graduate of law in Kentucky in 1856 and he practiced in several states before going into mining in California. He came to Helena in 1867 after being appointed registrar of the land office for Montana, and he came to Deer Lodge sometime after 1869. He served as the clerk of the District Court and as a land attorney. He became the Judge of the Probate Court in 1875 and was a United States Commissioner for Montana (Courchene, 1989:164). He owned O'Bannon & Co. real estate agency as early as 1872, specializing in everything from town lots to large commercial properties as well as the sale of toll roads. O'Bannon was an active member in the community who helped financially support and create an infrastructure for the Fire Warden and his crew. He was also appointed to survey the boundary between Missoula County and the newly established Deer Lodge County when the larger county was reduced. Mrs. O'Bannon was a charter member of the literary society, the Deer Lodge Woman's Club.

Ed and Fanny Irvine were wealthy citizens and prominent boosters of the city. Being large land owners, the Irvine's properties were often behind new business deals and downtown construction. Ed was said to have been gracious with his money, offering to secure the debt of the college in times of trouble, and donating the land for the present cemetery located west of town.

Frank Conley was from Iowa when he came to eastern Montana at around the age of 10. He was appointed deputy sheriff of Custer County until around 1884, when the U.S. Marshall of Montana Territory talked him into coming to Deer Lodge to serve as a guard at the penitentiary. After Montana became a state, the prison went under the contract system and Conley, along with his partner, Thomas McTague, secured the prison contract. Colonel Thomas McTague later served as a delegate to the Democratic National Convention from Montana in 1924.

Conley is perhaps best known for transforming the State Prison in his convictions to make it a self-sufficient institution. He served as a prison guard, contractor, and later as a warden of the institution for more than 35 years (c. 1886-1921). He constructed and expanded the prison with the construction of the 1912 cell house, which contained 200 cells for a capacity of 400; a women's quarters; kitchen and dining rooms; a power plant; and cold storage plants. The construction crews extended the prison's stone wall in 1912, and in 1919 Conley had the prison theater constructed. Much of his labor came from employing convicts with the multiple purposes of strengthening discipline, improving moral and increasing self-respect, as well as reducing state costs of running the facility. Convict labor was also utilized for constructing hundreds of miles of state roads and early highway systems, and for local ranching (Kent, 1979:27).

Conley and his partner, Thomas McTague, contracted with the State Board of Prison Commissioners, who included the governor, secretary of state and attorney general. According to Keith Edgerton, the entire prison operation made money and the prisoners became relatively rehabilitated during these years. Edgerton also notes that "Because of Conley's expanding financial and political muscle, his flourishing relationship with big business in the state, his blustery personality, as well as his sheer imposing physical

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 19

stature (he stood six feet six inches tall and weighed more than 300 pounds), few dared cross him." Edgerton goes on to report that journalist George Scharschug advised U.S. Senator Thomas Carter in 1910 (prior to Carter's bid for re-election) that "Conley seems to be the real boss of Deer Lodge and his methods have made him many enemies in the town." For obvious reasons, "the union men dislike him,...and yet he seems to be the really big man in the town. He should be very valuable to you if you can keep him from using load-mouthed and strong-arm methods (Edgerton, 2004:76)."

An enthusiastic booster for Deer Lodge, Conley put his entire life's work into bettering the community. He was a long-time mayor of Deer Lodge, and served as the President of the Commercial Club when it first organized. The club was established in 1911 to create a prosperous city by increasing the population, and pursuing long-term economic options for the people of Deer Lodge and the surrounding valley. After achieving wealth during his prison operations, he became a financially powerful individual in the state who associated with those of similar status. He married the daughter of C.P. Higgins from Missoula (a Western Montana financier) and often rubbed elbows with associates of the Anaconda Copper Mining Company. He played host to Franklin Roosevelt at his Deer Lodge home in 1920, as well as host to Theodore Roosevelt, William McAdoo (Secretary of Treasury) and Montana governors and judges (Edgerton, 2004:88-89). Conley served as Mayor of Deer Lodge from 1892 through 1893; again from 1895 to 1903; and 1907 to 1929 (Edgerton, 2004:76).

Conley can be credited for the many advancements in Deer Lodge that included bringing in the Milwaukee Railroad shops through his personal donation of land. He had his hands in a little bit of everything, and was always a strong supporter and initiator of downtown development. A September issue of The Silver State newspaper reported that:

*Frank Conley, Mayor of Deer Lodge, is not only an efficient and conscientious officer, but one of our little city's most honorable and popular citizens...He is identified with the leading local industries and mainly through his advocacy the splendid system of new concrete sidewalks, and sewers, now nearly finished, were begun (The Silver State Sept. 22, 1909:1)."*

Edward L. Bonner is documented by some sources as having established his business in Deer Lodge as early as 1872, and he moved to Deer Lodge shortly after. However, an early newspaper advertisement reports that Bonner & Welch, the wholesale and retail dealers in general merchandise, had stores in Deer Lodge City and Missoula in 1869 (The New Northwest, 1869). Bonner learned the mercantile business at the original Lord and Taylor clothing store in New York City, and he opened a small mercantile in Washington Territory around 1853 in what is now Bonner's Ferry, Idaho. He then worked his way east, first to Missoula, and then to Deer Lodge.

Bonner purchased the corner lots located on the south end of the 300 block of Main Street from Mr. Hartley and the 1st National Bank in June of 1878. The building located at 329 Main Street was constructed by Bonner, and when the building was completed in January of 1879, the store bragged that it had the largest plate glass windows in Montana Territory. The original portion of this building is the first level, with the second story added in 1909. The building housed the E.L. Bonner Company Mercantile, with W.C. Spottswood managing the business for many years. The E.L. Bonner Company also operated out of the buildings to the east of the Main Street building, just across the alley, and the company also owned the Bonner Lumber Company in Deer Lodge, which specialized in wagons, buggies and "everything in the line of agricultural implements (The Silver State, advertisement Jan 13 1909)." A branch of the E.L. Bonner Company was established in Butte around 1876. Mrs. E.L. Bonner was actively involved in the Deer Lodge community, and was a charter member of the Women's Club.

Prior to coming to Deer Lodge, Bonner had set up shop in Missoula. In the mid 1860s, he opened a general store in Missoula with Richard Eddy and Daniel Welch, which became Eddy, Hammond & Company in 1876 (under the management of A. B. Hammond, Bonner's clerk). Bonner utilized his political influence to bring the railroad through Missoula, and in 1882 he joined with Marcus Daly and the Northern Pacific Railroad to create the Montana Improvement Company. This company built the large-scale lumber mill at Bonner, five miles east of Missoula. That mill produced timbers for the mining in Butte and for the railroad, and became the largest producer of lumber in the northwest (Mathews, 2002:22). Bonner made a large fortune in timber, but he became scrutinized by the

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

**DRAFT**

Section number 8

Page 20

U.S. Attorney General for excessive cutting of timber on public lands. Many of his holdings were reorganized when he was accused of stealing timber illegally on public and tribal lands. One such move was the replacement of Eddy Hammond and Company by the incorporated Missoula Mercantile, in order to protect his personal investments. Bonner, Hammond and others were indicted in 1886, but the charges were dropped under Republican President Harrison, in part due to Hammond's association with the Republican Party.

Jens Hansen Sr. was responsible for keeping the Deer Lodge community in touch with the arts for many years. He owned and operated the Rialto Theater, currently located at 418 Main Street, and formed a partnership with banker Peter Pauley to have it constructed. Hansen had previously operated three theatres in Deer Lodge, including the Orpheum Theater (located at 517 Main St.), which he also had constructed (HRA Associates NRHP registration form, 1998). Hansen served on the City Council and was elected Mayor of Deer Lodge in April 1945, serving in that position for 12 years. His wife, Lena, died in 1923, leaving Jens to raise their seven children. At the time of Jens Sr.'s death, his son, Jens Jr. was operating the Rialto as well as the Drive in Theatre. Jens Jr. later sold to his brother, Harold, and the theatre remained in the Hansen family as late as 1995 (Courhcene, 1989:328). It was then purchased by the non-profit Rialto Community Theatre, Inc.

Peter Pauley arrived in Deer Lodge in 1889 at the age of 17 and while visiting his uncle in the area, hired on as a sheep herder. Before long he had saved enough to start his own sheep operation. He partnered up with Charles Williams, who had arrived with his wife, Allie, via the Overland Trail, and they entered into the sheep business in 1883. Their business became one of the largest operations in the northwest and these same two partners later entered into the banking business. In 1921 they established the Deer Lodge Bank and Trust Company, and teamed up with Jens Hansen Sr. to construct the Rialto Theatre on the lot adjacent to the bank. Their livestock operations were passed on to Sylvan Pauley and Ray Williams, sons of the original partners.

## ***BUILDERS, ARCHITECTS AND THOSE ASSOCIATED WITH THE BUILDING INDUSTRY THAT CONTRIBUTE TO THE ARCHITECTURAL SIGNIFICANCE OF THE DOWNTOWN (CRITERION C)***

Henry F. Beinke of St Louis, Missouri, was the supervising architect for the construction of the Hotel Deer Lodge beginning in May of 1911. The excavation work, including the foundation and basement walls, was awarded to contractor Tim Calnan (The Silver State, May 24, 1911:1). Henry Beinke was born January 14, 1848 in Union, Missouri, and married Mary C. Michael in 1874. He was a member of the German Evangelical Church in the German community of Washington, Missouri (Genealogy in St. Louis, 2006).

Henry Beinke is the brother of August Beinke, a prominent architect who was born in 1846. August was a carpenter in St. Louis who later opened an architectural firm in the same city. In the early 1890s he gained public notice in the architectural press for his interpretation of the Rundbogenstil (literally, round arch style), the German counterpart of Romanesque Revival. He is also credited with designing the Washington Metropolitan African Methodist Episcopal Zion Church in St. Louis. He retired in 1894 and died in 1909 (2002 electronic page on the Washington Metropolitan African Methodist Episcopal Zion Church constructed in 1880). Based on the unique open arched design of the Hotel Deer Lodge, it is likely that the design was influenced by the stylistic preferences of August Beinke.

Michael J. Beezer of Seattle, Washington, is the architect of the Larabie Brothers Bank, located at 401 Main Street. M.J. Beezer, and his twin brother, Louis, were The Beezer Brothers Architectural Firm, operating in Seattle from 1908 to 1923. In addition to the bank, the Beezer Brothers also designed the First Presbyterian Church and the old St. Josephs Hospital in Deer Lodge, and held many commissions throughout the state of Washington. The brothers were born in 1869 in Pennsylvania and by the age of 21, Louis was working as a building foreman in Altoona, Pennsylvania. He then studied architecture in Pittsburgh. and according to Karl Ochsner:

*This well-managed partnership is best known for its architectural contributions to the Catholic community of Seattle and Washington state. One of their buildings, Edward J. O'Dea High School (1923-24), located at 802 Terry Avenue, is a significant, extant example of the Gothic Revival style in Seattle. In Walla Walla, the Baker-Boyer*



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 8

Page 21

---

*Building was that city's first skyscraper, and the First National Bank of Walla Walla (now First Federal Savings Bank) is considered their bank masterpiece...*

*The Beezer Brothers actively supervised building sites, acting as construction managers as well as architects for their far flung commissions. At their firm's height, these commissions extended as far north as Alaska, and as far south as Hollywood, California. As construction managers, the Beezer Brothers oversaw daily, on-site, work activities. Usually this work is contracted to construction firms (Ochsner, 1994, 144-149).*

Ochsner goes on to state that after arriving in Seattle they contracted for the designing of the Colman Dock, the new steamship terminal, which was a locally significant project. Other commissions included residential structures, apartment buildings, insurance buildings, and projects associated with the local Roman Catholic diocese, that included churches, rectories, and schools. Louis later operated a branch of the practice in San Francisco and designed what was reported to be the second largest church on the West Coast, the Church of the Blessed Sacrament in Hollywood, California.

Frank Conley and Colonel Thomas McTague constructed several downtown Deer Lodge buildings, including the old Milwaukee Meat Market building at 502 Main Street. The building was erected in 1913 by Conley & McTague and Kohrs & Bielenberg on their lot south of the U.S. Bank building. The building originally extended out onto Milwaukee Avenue in the rear, and was designed by H.B. Grant and H.B. McKibben, who were also in charge of the construction work. The building's construction began November 12th and was expected to be finished by that Christmas (The Silver State, November 13, 1913:1). Conley and McTague were also known for their large residential holdings. It was reported that in 1909 alone, 18 residential cottages were constructed by Conley & McTague in just a few months (The Silver State, November 3, 1909).

H.B. Grant was the architect for the Mitchell building, located at 414-416 Main Street. Grant was also in charge of the construction of the Morel Bridge (a.k.a. Rainbow Bridge) in Anaconda, currently listed in the National Register of Historic Places. The Mitchell building was constructed in 1913, and was reported to have "cement coping with full plate glass windows on the lower floor (The Silver State, February 27, 1913:1)." The building plans drawn by Grant proposed a two-story building that was to be 110 feet long by 34 ½ feet wide, with a full basement. The first level was to be divided into a bar (16 x 54 feet) with two card rooms, a restroom and large storeroom in the rear of the building. The south side was to be a grill room (16 x 54 feet), with three private dining rooms, a pantry and kitchen all designed for the main level. The second level was lodging with 19 sleeping rooms, two bathrooms, a linen closet and store room. The upstairs was to have two entrances, one from the front and one from the rear. The rooms had hot and cold water, with the hot water plant stored in the basement.

Herman Kemna of Butte, Montana, was the architect of the U.S. National Bank building located at 500 Main Street. The building was constructed in 1910 on the lot of the old brewery, and an earlier location of The Silver State newspaper (c.1908). The building contract was awarded to George H. Wortman Company, also of Butte, and Wortman was one of five bidders for the project (contractor, dirt work, building removal). The building was, however, to be erected by Conley and McTague (or at least under their supervision). The Wortman Company's contract in part, was to tear down the old buildings left by the brewery, to include an old stone beer cellar. The building was designed as a single-story brick building with a basement, and was planned so an additional story could be added if needed. The ground floor was to be occupied by the bank, while the basement was to provide "quarters for a first class barber shop with modern bath rooms..." The building was designed to be 24' wide by 60' in length (The Silver State, April 6 1910:1). Herman Kemna also designed a classic craftsman bungalow at 807 Missouri Avenue in Deer Lodge.

It was estimated that the bank would be constructed for \$11,000.00 to \$12,000.00, and the contractors submitted bids on both the bank building and a proposed store building, which was to be built adjoining the bank. It is likely that the additional planned building was constructed in 1913 on the south side of the bank, and originally served as the Milwaukee Meat Market. The bank was backed by outside interests including bank presidents and cashiers from Helena, Missoula and Drummond. Arthur J. Lochrie, cashier of the State Bank of Drummond was to be the cashier of the new National Bank in Deer Lodge.



**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

**DRAFT**

Section number 8

Page 22

---

Herman Kemna is also known for designing the Thomas Block in Butte, Montana. The Thomas Block was designed as a building with the Marquette Billiard Hall above, with commercial businesses and office space below. Built in 1913 for Adolph Pincus, the building was a credit to Buttes strong economy.

Arnold and Van Hausen, a Butte firm, designed the Rialto Theatre in 1921 in the Beaux-Arts style. The Rialto is located at 418 Main Street and is currently listed on the National Register of Historic Places. According to HRA & Associates, the Rialto may be a unique design for Arnold and Van Hausen, as there is no evidence that they designed theatres or specialized in the Beaux-Arts style. However, Walter Arnold was known throughout the western part of the state for his commercial buildings. He was born in London and trained at London Polytechnic and Kings College. He settled in Butte in 1915 after working for firms in Seattle, Tacoma and San Diego (HRA & Associates, 1998).

Link & Haire constructed the Colbert Oil Company gas station building located at 529-539 Main Street in 1922. According to Chere Jiusto, John Gustave Link was Bavarian, studied architecture at the Royal Academy at Landau, and settled in Butte, Montana, in 1896. In 1905 he partnered up with Charles S. Haire and moved to Billings to establish an office. Link & Haire became the leading architectural firm in the state, opening offices in five cities. The firm designed over 1000 buildings in Montana including 18 courthouses (Jiusto, 1998). Other buildings in Deer Lodge that were constructed by Link & Haire include additions to the territorial prison over a period of several years, the 1917 Powell County High School building, and alterations and additions to a commercial building for J.E. O'Neill in 1914. The location of the J.E. O'Neil building is unknown.

Van Gundy and Miller hired John R. Robert of Butte, Montana, to erect the DLB Block, located at 402-404 Main Street. The building was constructed in 1887 and was often referred to as the Van Gundy Block. Another Butte firms, M.A. Van House, designed the Deer Lodge City Hall, located at 300 Main Street (DLHPC Survey, 1981).

## ***CRITERIA JUSTIFICATION***

The Deer Lodge Central Business District is eligible for listing in the National Register of Historic Places under Criteria A, B, and C. The district is eligible under Criteria A for its association with the city's economic and political development in the late 19th and early 20th centuries, and for its direct association with some of Montana territory's earliest mining, agricultural and educational developments. The city of Deer Lodge is directly tied to historic contexts that include early exploration, trade, and emigration in the West, spurred by its proximity to Montana's first verified gold discovery. In addition, the district is significant in that it is located within the corridor of the historic Yellowstone Trail, the first transcontinental highway across the northern tier of the United States.

Although a few traders and trappers had called the Deer Lodge Valley their home before the 1860s, the city began developing in the midst of the Civil War, serving as a trade center that provided goods and services to emigrants. The war torn country created financial hardships and prompted folks to head west in search of the "mother lode." Others came west in pursuit of what they believed offered greater security by selling goods and services to miners and emigrants. The city of Deer Lodge was located along early established trails and wagon roads that led to various mining destinations in Montana and Idaho. Later, the Yellowstone Trail was constructed as the transcontinental highway, with its route running directly through the Central Business District along Main Street. Early on, Deer Lodge established itself as a hub for business, finance, and trade, as well as for education and the arts.

The district is eligible under Criteria B because of its direct association with people that were significant in the economic and cultural development of the city, and for its association with individuals that were highly influential in the development of Western Montana. The business district has direct ties to early successful capitalists that include William Clark, and Leopold F. Schmidt, who both got their financial starts in Deer Lodge and continued to invest heavily in the downtown economy through financial gifts and construction of downtown buildings. Additional significant persons, a majority of whom were prominent capitalists and/or political figures with direct ties to Deer Lodge include: James and Granville Stuart, E.L. Bonner, Frank Worden, John Pemberton, John F. Grant, James

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

**DRAFT**

Section number 8

Page 23

---

Mills, Conrad Kohrs and Frank Conley, all of whom spurred development throughout the Central Business District, the Deer Lodge valley and western Montana.

The district qualifies under Criteria C, as it represents broad patterns of architectural evolution in Western Montana and includes examples of commercial, fraternal, civic and residential building types. The buildings located in the Central Business District are representative of the people of Deer Lodge who inspired, lived in, and prospered in the city. The building's are even more, a direct reflection of the people who labored over the construction of those buildings and labored inside those buildings. The Central Business District as a whole has retained its historic character and its ability to illustrate the evolution of that character over time. The district is also eligible under Criteria C for its association with significant architects that include: Arnold and Van Hausen of Butte, the Beezer Brothers Architecture Firm of Seattle, and H.F. Beinke of St Louis, all of whom added high artistic value to their building designs and who physically shaped the identity of the Central Business District.

The Deer Lodge Central Business District is a cohesive district that has remained so throughout history. Those directly associated with the downtown have spent much of their time promoting the strong virtues of the city, its people, and its services. The downtown continues to find new ways to prosper economically, as it has in the past, and the city continues to spur development and outside interest in the success of Deer Lodge, in part through the promotion and preservation of its past.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

**DRAFT**

Section number 9

Page 1

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National Park Service

# National Register of Historic Places Continuation Sheet

DRAFT

Section number 9

Page 2

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DRAFT

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Page 3

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**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

**DRAFT**

Section number 9

Page 4

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

**DRAFT**

Section 10

Page 1

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## ***VERBAL BOUNDARY DESCRIPTION***

The Deer Lodge Central Business District encompasses four full and two partial blocks that are generally bordered by Cottonwood Avenue to the north; Montana Avenue to the south; 2nd Street to the west; and 4th Street to the east. More specifically, the boundary's point of beginning (POB) is at the southeast corner of the intersection of Cottonwood and 2nd, running east to the southwest corner of Cottonwood and 4th; then turning south and running along 4th until reaching the northwest corner of the intersection of Milwaukee and 4th; then turning west and running to the alley behind the odd numbered buildings facing the 500 Block of Main Street; then turning south and running along the alley to Montana Avenue; then turning west and running along Montana Avenue to the alley behind the even numbered commercial buildings facing Main Street; then turning north and running along the alley to the intersection of Milwaukee; then turning west and running to the northeast corner of the intersection of 2nd and Milwaukee; then turning north and running to the POB.

## ***BOUNDARY JUSTIFICATION***

The Deer Lodge Central Business District is made up of a significant concentration of buildings that are united historically. The district boundary encompasses 4 full and 2 partial blocks that contain 62 buildings. The buildings represent a historically significant, contiguous district that is representative of the earliest historical developments of Deer Lodge and Powell County through 1956. The six blocks are the earliest platted area of the town site and they continue to serve, as they have in the past, as the heart of downtown Deer Lodge. The Central Business District, located within the original Deer Lodge Townsite, is home to many of the city's important commercial and public enterprises.